

9953/24

T 9972/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 578116

SDR
 P.No. 200 810 1122/2024
 13.12.24
 3:10 P.M.

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.

SDR

Addl. District Sub-Registrar
 Bahala, South 24 Parganas

13 DEC 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made at Kolkata on this the 13th day of December, Two Thousand and Twenty Four (2024)

BETWEEN

Tanuja. R. Puranik

Adan Kumar Saha

Major Information of the Deed

Deed No :	I-1607-09972/2024	Date of Registration	13/12/2024
Query No / Year	1607-2003101122/2024	Office where deed is registered	
Query Date	06/12/2024 3:54:22 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	B DAS 5, N P ROAD KOL-700034, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 8100961958, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 97,77,477/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 50,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

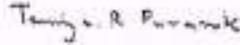
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhu Bhushan Sen Gupta Road, , Premises No: 1, , Ward No: 128 Pin Code : 700034

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	7 Katha 7 Chatak 6 Sq Ft	1/-	90,27,477/-	Width of Approach Road: 25 Ft.,
Grand Total :				12.2856Dec	1/-	90,27,477/-	

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/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Puuca, Extent of Completion: Complete					
Total :		1000 sq ft	1/-	7,50,000/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs TANUJA PURANIK, (Alias: Mrs TANUJA R PURANIK) Wife of Mr RAJENDRA PURANIK Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office	 <small>13/12/2024</small>	 <small>LTI 13/12/2024</small>	 <small>13/12/2024</small>
1, BIDHU BHUSAN SENGUPTA ROAD, City:- , 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-1XX6 , PAN No.: AGxxxxxx5E, Aadhaar No: 87xxxxxxx4916, Status :Individual, Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office				

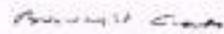
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	CLASSIC CONSTRUCTION 25/24, BIDHU BHUSAN SENGUPTA ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Date of Incorporation:XX-XX-2XX1 , PAN No.: ALxxxxxx4Q, 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 ARUN KUMAR SAHA (Presentant) Son of Late GOUR NETAJ SAHA Date of Execution - 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission of Execution: Office	 <small>Dec 13 2024 3:39PM</small>	 <small>LTI 13/12/2024</small>	 <small>13/12/2024</small>
25/24, BIDHU BHUSAN SENGUPTA ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: ALxxxxxx4Q, Aadhaar No: 80xxxxxxx5184 Status : Representative, Representative of : CLASSIC CONSTRUCTION (as PROPRIETER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BISWAJIT GUPTA Son of Late T P GUPTA 5, NALAPUKUR LANE, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700034		 Captured	
	13/12/2024	13/12/2024	13/12/2024
Identifier Of Mrs TANUJA PURANIK, Mr ARUN KUMAR SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs TANUJA PURANIK	CLASSIC CONSTRUCTION-12.2856 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs TANUJA PURANIK	CLASSIC CONSTRUCTION-1000.00000000 Sq Ft

Endorsement For Deed Number : I - 160709972 / 2024

On 13-12-2024

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4B (g) of Indian Stamp Act 1899.

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

Presented for registration at 15:10 hrs on 13-12-2024, at the Office of the A.D.S.R. BEHALA by Mr ARUN KUMAR SAHA .

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 97,77,477/-

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

Execution is admitted on 13/12/2024 by Mrs TANUJA PURANIK, Alias Mrs TANUJA R PURANIK, Wife of Mr RAJENDRA PURANIK, 1, BIDHU BHUSAN SENGUPTA ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife

Identified by Mr BISWAJIT GUPTA, , Son of Late T P GUPTA, 5, NALAPUKUR LANE, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

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

Execution is admitted on 13-12-2024 by Mr ARUN KUMAR SAHA, PROPRIETER, CLASSIC CONSTRUCTION (Sole Proprietorship), 25/24, BIDHU BHUSAN SENGUPTA ROAD, City:-, P.O:- BEHALA, P,S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Identified by Mr BISWAJIT GUPTA, , Son of Late T P GUPTA, 5, NALAPUKUR LANE, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,021.00/- (B = Rs 50,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 50,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2024 2:19PM with Govt. Ref. No: 192024250315073458 on 13-12-2024, Amount Rs: 50,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 8995094463246 on 13-12-2024, Head of Account 0030-03-104-001-16

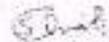
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 788, Amount: Rs.5,000.00/-, Date of Purchase: 09/12/2024, Vendor name: P K CHAKRABORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2024 2:19PM with Govt. Ref. No: 192024250315073458 on 13-12-2024, Amount Rs: 5,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 8995094463246 on 13-12-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2024, Page from 278677 to 278719

being No 160709972 for the year 2024.



Sourav

Digitally signed by SOURAV CHAKRABORTY
Date: 2024.12.17 11:58:31 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 17/12/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

MRS. TANUJA PURANIK ALIAS MRS. TANUJA R. PURANIK (PAN AGLPP4915E & AADHAAR NO. 8742 4023 4916 & MOBILE NO. 9953107692), Wife of Mr. Rajendra Puranik and Daughter of Late Subrata Sengupta alias Subrato Sengupta, by Nationality Indian, by religion Hindu, by Occupation – Housewife, permanent resident of 1, Bidhu Bhusan Sengupta Road, Post Office Behala, Police Station Behala presently Parnasree, Kolkata – 700034, District South 24 Parganas, West Bengal and presently residing at G-65, 2nd Floor, Saket (South Delhi), Malviya Nagar, Post Office Malviya Nagar, Police Station - Saket, Delhi – 110017, hereinafter called and referred to as "**OWNER/FIRST PARTY**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART** :

AND

M/S. CLASSIC CONSTRUCTION, a Proprietorship Concern having its registered Office at 25/24, Bidhu Bhusan Sengupta Road, Post Office Behala, Police Station Behala presently Parnasree, Kolkata – 700034, District South 24 Parganas, West Bengal, represented by its Proprietor **MR. ARUN KUMAR SAHA (PAN ALSPS9394Q & AADHAAR NO. 8083 8136 5184 & MOBILE NO. 9635146002)**, Son of Late Gour Netal Saha, by Nationality – Indian, by religion – Hindu, by Occupation – Business, residing at 25/24, Bidhu Bhusan Sengupta Road, Post Office Behala, Police Station Behala presently Parnasree, Kolkata – 700034, District South 24 Parganas, West Bengal, hereinafter called and referred to as the "**DEVELOPER/SECOND PARTY**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, successors, legal representatives, successors-in-office and assigns) of the **OTHER PART**.

WHEREAS One Smt. Pravabati Sengupta, Wife of Late Bidhu Bhusan Sengupta purchased **ALL THAT** piece and parcel of Bastu land measuring **.27 Satak equivalent to 16 (Sixteen) Cottahs 00 (Zero) Chittak 00 (Zero) Sq. ft.** be the same or a little more or less lying and situated in Dag No. 206/372 under Khatian No. 192 and **ALL THAT** piece and parcel of Bastu land measuring **.04 Satak equivalent to 02 (Two) Cottahs 08 (Eight) Chittaks 00 (Zero) Sq. ft.** be the same or a little more or less lying and situated in Dag No. 206 under Khatian No. 184 both in Mouza Gangarampur, J. L. No. 5, R. S. No. 43½, Touzi Nos. 1-6, 8-10, 12-16, Pargana Magura, Police Station Behala presently Parnasree, District Sub-Registration Office at Alipore and within the local limit of the then

Tanuja R. Puranik

Arun Kumar Saha

South Suburban Municipality now within ward No. 128 of The Kolkata Municipal Corporation in the District of the then 24 Parganas now South 24 Parganas from one Sk. Abdul Rauf Ostagar, Son of Late Samser Ostagar by a Deed of Sale dated 19/01/1940 duly registered in the Office of the Sadar Joint Sub-Registrar, Alipore, the then 24 Parganas now South 24 Parganas and recorded in Book No. 1, Volume No. 5, Pages from 180 to 187, being Deed No. 132 for the year 1940 with a valuable consideration mentioned therein.

AND WHEREAS the said Smt. Pravabati Sengupta, Wife of Late Bidhu Bhusan Sengupta also purchased **ALL THAT** piece and parcel of Bastu land measuring .02 Satak equivalent to 01 (One) Cottah 03 (Three) Chittaks 00 (Zero) Sq. ft. be the same or a little more or less lying and situated in Dag No. 208 and Khatian Nos. 88 and 173 under Khatian Nos. 64 and 142 in Mouza Gangarampur, J. L. No. 5, R. S. No. 43½, Touzi Nos. 1-6, 8-10, 12-16, Pargana Magura, Police Station Behala presently Parnasree, District Sub-Registration Office at Alipore and within the local limit of the then South Suburban Municipality now within ward No. 128 of The Kolkata Municipal Corporation in the District of the then 24 Parganas now South 24 Parganas from one Sk. Gani Ostadar, Son of Late Sk. Abbas by a Deed of Sale dated 19/07/1951 duly registered in the Office of the Registering Authority and recorded in Book No. 1, Volume No. 25, Pages from 97 to 100, being Deed No. 1311 for the year 1951 with a valuable consideration mentioned therein.

AND WHEREAS after purchasing the said property the said Smt. Pravabati Sengupta, Wife of Late Bidhu Bhusan Sengupta became the absolute owner and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring .27 Satak equivalent to 16 (Sixteen) Cottahs 00 (Zero) Chittak 00 (Zero) Sq. ft. be the same or a little more or less lying and situated in Dag No. 206/372 under Khatian No. 192 and **ALL THAT** piece and parcel of Bastu land measuring .04 Satak equivalent to 02 (Two) Cottahs 08 (Eight) Chittaks 00 (Zero) Sq. ft. be the same or a little more or less lying and situated in Dag No. 206 under Khatian No. 184 and **ALL THAT** piece and parcel of land measuring .02 Satak equivalent to 01 (One) Cottah 03 (Three) Chittaks 00 (Zero) Sq. ft. be the same or a little more or less lying and situated in Dag No. 208 and Khatian Nos. 88 and 173 under Khatian Nos. 64 and 142 all in Mouza Gangarampur, J. L. No. 5, R. S. No. 43½, Touzi Nos. 1-6, 8-10, 12-16, Pargana Magura, Police Station Behala presently Parnasree, District Sub-Registration Office at Alipore and within the local limit of the then South Suburban Municipality now

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Anu Kumar Saha

within ward No. 128 of The Kolkata Municipal Corporation in the District of the then 24 Parganas now South 24 Parganas as absolute owner thereof.

AND WHEREAS during enjoyment of the said property, the said Smt. Pravabati Sengupta mutated her name in the Assessment Record of the then South Suburban Municipality in respect of the said property and was enjoying the same by payment of rates and taxes to the appropriate authorities.

AND WHEREAS during enjoyment of the said property the said Smt. Pravabati Sengupta gifted, transferred and conveyed the said property unto and in favour of her son **Subrata Sengupta alias Subrato Sengupta, since deceased**, by a Deed of Gift dated 10/05/1957 duly registered in the office of the Joint Sub-Registrar of Alipore at Behala and recorded in Book No. I, Volume No. 30, Pages from 48 to 51, being Deed No. 1794 for the year 1957.

AND WHEREAS after getting the said property the said **Subrata Sengupta alias Subrato Sengupta** seized and possessed of or otherwise well and sufficiently entitled to the same as absolute owner thereof and mutated his name in the Assessment Record of the then South Suburban Municipality in respect of the said property and after inception of the Calcutta Municipal Corporation now renamed as The Kolkata Municipal Corporation the said property is Assessed and numbered as **Municipal Premises No.1, Bidhu Bhusan Sengupta Road, within Ward No. 128 of The Kolkata Municipal Corporation and its mailing address 1, Bidhu Bhusan Sengupta Road, Police Station Behala presently Parnasree, Kolkata – 700034 and its Assessee No. 41-128-07-0001-4 in the District of South 24 Parganas** and erected Building thereon and was enjoying the same by payment of rates and taxes to the appropriate authorities.

AND WHEREAS during enjoyment of the said property the said **Subrata Sengupta alias Subrato Sengupta** sold, transferred and conveyed one plot i.e. **ALL THAT** piece and parcel of land measuring **4 (Four) Cottahs 8 (Eight) Chittaks 0 (Zero) Sq. ft. be the same or a little more or less** out of the said property to one Dr. Kajal Sengupta by a registered Deed of Sale with a valuable consideration mentioned therein.

AND WHEREAS the said **Subrata Sengupta alias Subrato Sengupta** sold, transferred and conveyed one plot i.e. **ALL THAT** piece and parcel of land measuring **3 (Three) Cottahs 0 (Zero) Chittak 0 (Zero) Sq. ft. be the same or a little more or less** out of the

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said property to one Mrs. Sova Chakraborty by a registered Deed of Sale with a valuable consideration mentioned therein.

AND WHEREAS after sold out the aforesaid property, the said **Subrata Sengupta alias Subrato Sengupta** was in possession of remaining portion of the said property.

AND WHEREAS while thus seized and possessed of the remaining portion of the said property, the said **Subrata Sengupta alias Subrato Sengupta** died intestate on 16/05/1988 leaving behind surviving his wife **Mrs. Sibani Sengupta**, since deceased and only married daughter namely **Mrs. Tanuja Puranik alias Mrs. Tanuja R. Puranik**, Wife of Rajendra Puranik as his only legal heiresses and successors who jointly inherited the said property as left by the said **Subrata Sengupta alias Subrato Sengupta**, since deceased as per the provision of the Hindu Succession Act, 1956 and each having undivided $\frac{1}{2}$ share of the said property.

AND WHEREAS after the death of the said **Subrata Sengupta alias Subrato Sengupta**, the said **Mrs. Sibani Sengupta**, since deceased and **Mrs. Tanuja Puranik alias Mrs. Tanuja R. Puranik** became the joint owners of the remaining property and each having undivided and undemarcated $\frac{1}{2}$ share of the said property.

AND WHEREAS during enjoyment of the said property the said **Mrs. Sibani Sengupta**, since deceased and **Mrs. Tanuja Puranik alias Mrs. Tanuja R. Puranik** also sold transferred and conveyed one plot i.e. **ALL THAT** piece and parcel of land measuring 3 (Three) Cottahs 13 (Thirteen) Chittaks 19 (Nineteen) Sq. ft. be the same or a little more or less out of the total property to one Smt. Sandhya Rani Mazumder and also sold, transferred and conveyed one vacant land i.e. **ALL THAT** piece and parcel of land measuring 1 (One) Cottah 0 (Zero) Chittak 0 (Zero) Sq. ft. be the same or a little more or less to Mr. Singh by a registered Deed of Sale with a valuable consideration mentioned therein.

AND WHEREAS after sold out the aforesaid property, the said **Mrs. Sibani Sengupta**, since deceased and **Mrs. Tanuja Puranik alias Mrs. Tanuja R. Puranik** were in possession of remaining portion of the said property and also recorded their names in the Office of the B.L. & L.R.O., T. M. Block in respect of the said property and the said property is recorded in the name of the said **Mrs. Sibani Sengupta** in L. R. Khatian No. 888 and in the name of the said **Mrs. Tanuja Puranik alias Mrs. Tanuja R. Puranik** in L. R.

Tanuja R. Puranik

Arjun Kumar Saha

Khatian No. 887 in respect of L. R. Dag No. 206 and 208 in Mouza Gangarampur, J. L. No. 105, Police Station Behala presently Parnasree and finally published.

AND WHEREAS in the aforesaid manner, the said **Mrs. Sibani Sengupta**, since deceased and **Mrs. Tanuja Puranik alias Mrs. Tanuja R. Puranik** became the joint owners and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring **07 (Seven) Cottahs 05 (Five) Chittaks 26 (Twenty Six) Sq. ft.** be the same or a little more or less together with Cemented Flooring Pucca One Storey residential Building having an area of 1000 Sq. ft. (more or less) standing thereon comprising **ALL THAT** piece and parcel of Bastu land measuring **1 (One) Cottah 13 (Thirteen) Chittaks 2 (Two) Sq. ft.** be the same or a little more or less lying and situated in Dag Nos. 206/372 and 206 under Khatian Nos. 192 and 184 corresponding to L. R. Dag No. 206 under L. R. Khatian Nos. 887 and 888 and **ALL THAT** piece and parcel of Bastu land measuring **05 (Five) Cottahs 8 (Eight) Chittaks 24 (Twenty Four) Sq. ft.** lying and situated in Dag No. 208 under Khatian Nos. 88 and 173 corresponding to L. R. Dag No. 208 under L. R. Khatian Nos. 887 and 888 both in Mouza Gangarampur, J. L. No. 5 (L. R. 105), R. S. No. 43½, Touzi Nos. 1-6, 8-10, 12-16, Pargana Magura, Police Station Behala presently Parnasree, District Sub-Registration Office at Alipore and Addl. District Sub-Registration Office at Behala and its **Municipal Premises No.1, Bidhu Bhusan Sengupta Road, within Ward No. 128 of The Kolkata Municipal Corporation and its mailing address 1, Bidhu Bhusan Sengupta Road, Police Station Behala presently Parnasree, Kolkata – 700034 and its Assessee No. 41-128-07-0001-4 in the District of South 24 Parganas** along with right to enjoy Roads and passages adjacent to the said property and were enjoying the same by payment of rates and taxes to the appropriate authorities.

AND WHEREAS during enjoyment of the said property, the said **Mrs. Shibani Sengupta** died intestate on 27/01/2023 leaving behind surviving her aforesaid only married daughter namely **Mrs. Tanuja Puranik alias Mrs. Tanuja R. Puranik** as her only legal heiress and successor who inherited the undivided and undemarcated ½ share of the said property as left by the said **Mrs. Shibani Sengupta**, since deceased as per the provision of the Hindu Succession Act, 1956.

AND WHEREAS after the death of the said **Mrs. Shibani Sengupta**, the said **Mrs. Tanuja Puranik alias Mrs. Tanuja R. Puranik** became the absolute owner and seized and possessed of or otherwise well and sufficiently entitled to the said property as

Tanuja R. Puranik

Asim Kumar Saha

absolute owner thereof and mutated her name in the Assessment Record of The Kolkata Municipal Corporation in respect of the said property within **Municipal Premises No.1, Bidhu Bhusan Sengupta Road, within Ward No. 128 of The Kolkata Municipal Corporation and its mailing address 1, Bidhu Bhusan Sengupta Road, Police Station Behala presently Parnasree, Kolkata – 700034 and its Assessee No. 41-128-07-0001-4 in the District of South 24 Parganas.**

AND WHEREAS the said **Mrs. Tanuja Puranik alias Mrs. Tanuja R. Puranik** also recorded her name in the Office of the B.L. & L.R.O., T. M. Block in respect of the said property and the said property is recorded in the name of the said **Mrs. Tanuja Puranik alias Mrs. Tanuja R. Puranik** in L. R. Dag No. 206 – Land measuring .3 Satak equivalent to 1 (One) Cottah 13 (Thirteen) Chittaks 2 (Two) Sq. ft. and in L. R. Dag No. 208 – land measuring .11 Satak equivalent to 6 (Six) Cottahs 10 (Ten) Chittaks 21 (Twenty One) Sq. ft. both under L. R. Khatian No. 887 in Mouza Gangarampur, J. L. No. 105, Police Station Behala presently Parnasree and finally published.

AND WHEREAS in the aforesaid manner, the said **Mrs. Tanuja Puranik alias Mrs. Tanuja R. Puranik**, the Owner/First Party herein became the absolute owner and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring .14 Satak equivalent to 08 (Eight) Cottahs 07 (Seven) Chittaks 23 (Twenty Three) Sq. ft. be the same or a little more or less together with Cemented Flooring Pucca One Storey residential Building having an area of 1000 Sq. ft. (more or less) standing thereon comprising **ALL THAT** piece and parcel of Bastu land measuring .3 Satak equivalent to 01 (One) Cottah 13 (Thirteen) Chittaks 2 (Two) Sq. ft. be the same or a little more or less lying and situated in Dag Nos. 206/372 and 206 under Khatian Nos. 192 and 184 corresponding to L. R. Dag No. 206 under Khatian No. 887 and **ALL THAT** piece and parcel of Bastu land measuring .11 Satak equivalent to 06 (Six) Cottahs 10 (Ten) Chittaks 21 (Twenty One) Sq. ft. lying and situated in Dag No. 208 under Khatian Nos. 88 and 173 corresponding to L. R. Dag No. 208 under L. R. Khatian Nos. 887 both in Mouza Gangarampur, J. L. No. 5 (L. R. 105), R. S. No. 43½, Touzi Nos. 1-6, 8-10, 12-16, Pargana Magura, Police Station Behala presently Parnasree, District Sub-Registration Office at Alipore and Addl. District Sub-Registration Office at Behala and its **Municipal Premises No. 1, Bidhu Bhusan Sengupta Road, within Ward No. 128 of The Kolkata Municipal Corporation and its mailing address 1, Bidhu Bhusan Sengupta Road, Police Station Behala presently Parnasree, Kolkata –**

Tanuja R. Puranik

Anu Kumar Saha

700034 and its Assessee No. 41-128-07-0001-4 in the District of South 24 Parganas along with right to enjoy the 4.260 M (14'-0") Wide K.M.C. Road on the Southern Side, 1.80 M (6'-0") Wide I.P.S. Road on the Eastern Side and 7.50 M (24'-7") Wide Becharam Chatterjee Road on the Western Side of said property and is enjoying the same by payment of rates and taxes to the appropriate authorities.

AND WHEREAS the Owner/First Party herein decided to develop **ALL THAT** piece and parcel of Bastu land measuring **07 (Seven) Cottahs 07 (Seven) Chittaks 06 (Six) Sq. ft.** be the same or a little more or less **together with Cemented Flooring Pucca One Storey residential Building having an area of 1000 Sq. ft. (more or less) standing thereon** comprising **ALL THAT** piece and parcel of Bastu land measuring **12 (Twelve) Chittaks 30 (Thirty) Sq. ft.** be the same or a little more or less lying and situated in Dag Nos. 206/372 and 206 under Khatian Nos. 192 and 184 corresponding to L. R. Dag No. 206 under Khatian No. 887 and **ALL THAT** piece and parcel of Bastu land measuring **06 (Six) Cottahs 10 (Ten) Chittaks 21 (Twenty One) Sq. ft.** be the same or a little more or less lying and situated in Dag No. 208 under Khatian Nos. 88 and 173 corresponding to L. R. Dag No. 208 under L. R. Khatian No. 887 both in Mouza Gangarampur, J. L. No. 5 (L. R. 105), R. S. No. 43½, Touzi Nos. 1-6, 8-10, 12-16, Pargana Magura, Police Station Behala presently Parnasree, District Sub-Registration Office at Alipore and Addl. District Sub-Registration Office at Behala and its **Municipal Premises No.1, Bidhu Bhusan Sengupta Road, within Ward No. 128 of The Kolkata Municipal Corporation and its mailing address 1, Bidhu Bhusan Sengupta Road, Police Station Behala presently Parnasree, Kolkata – 700034 and its Assessee No. 41-128-07-0001-4 in the District of South 24 Parganas** along with right to enjoy the 4.260 M (14'-0") Wide K.M.C. Road on the Southern Side, 1.80 M (6'-0") Wide I.P.S. Road on the Eastern Side and 7.50 M (24'-7") Wide Becharam Chatterjee Road on the Western Side of said property out of the total property by erecting new Buildings thereon consisting of several Flats, Car Parking Spaces and other spaces as per Plan to be sanctioned and/or approved by The Kolkata Municipal Corporation after demolition of the existing Building standing thereon .

AND WHEREAS accordingly the Owner/First Party herein approached the Developer/ Second Party herein to construct the "BUILDING" on the said property after obtaining the Building Plan to be sanctioned and/or approved by the Kolkata Municipal Corporation after demolition of the existing Building standing thereon.

Tamija R. Ruvemik

Anu Kumar Saha

AND WHEREAS the Developer/Second Party after discussion with the Owner/First Party have agreed to undertake the development work on the said plot of land as per the Building Plan duly sanctioned by The Kolkata Municipal Corporation with works specification as mentioned herein below and accordingly both the parties herein executed a Development Agreement and related Development Power of Attorney dated 18/11/2024 and thereafter the said Development Agreement and related Development Power of Attorney were cancelled and revoked by executing a Deed of Cancellation of Development Agreement along with revocation of related Development Power of Attorney dated 12/12/2024 due to KMC requirement.

AND WHEREAS to avoid future complications the parties hereto of this Development Agreement have further agreed and entered into this Development Agreement on this 13th day of December, 2024 by incorporating the terms and conditions of the Development of the said premises which are as follows :

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

ARTICLE – I, DEFINITION

1. **OWNER** - shall mean **MRS. TANUJA PURANIK ALIAS MRS. TANUJA R. PURANIK**, Wife of Mr. Rajendra Puranik and Daughter of Late Subrata Sengupta alias Subrato Sengupta, permanent resident of 1, Bidhu Bhusan Sengupta Road, Post Office Behala, Police Station Behala presently Parnasree, Kolkata – 700034, District South 24 Parganas, West Bengal and presently residing at G-65, 2nd Floor, Saket (South Delhi), Malviya Nagar, Post Office Malviya Nagar, Police Station- Saket, Delhi – 110017 and her heirs, executors, administrators, legal representatives and assigns.
2. **DEVELOPER** - shall mean **M/S. CLASSIC CONSTRUCTION**, a Proprietorship Concern having its registered Office at 25/24, Bidhu Bhusan Sengupta Road, Post Office Behala, Police Station Behala presently Parnasree, Kolkata – 700034, District South 24 Parganas, West Bengal, represented by its Proprietor **MR. ARUN KUMAR SAHA**, Son of Late Gour Netai Saha, residing at 25/24, Bidhu Bhusan Sengupta Road, Post Office Behala, Police Station Behala presently Parnasree, Kolkata – 700034, District South 24 Parganas, West Bengal and its executors, successors, administrators, successors-in-office, legal representatives and assigns.
3. **THE SAID PROPERTY** - Shall mean **ALL THAT** piece and parcel of Bastu land measuring **07 (Seven) Cottahs 07 (Seven) Chittaks 06 (Six) Sq. ft.** be the same or a little more or less together with **Cemented Flooring Pucca One Storey residential Building having an area of 1000 Sq. ft. (more or less) standing thereon** comprising **ALL THAT** piece and parcel of Bastu land measuring **12 (Twelve) Chittaks 30 (Thirty)**

Tanuja R. Puranik

Arun Kumar Saha

Sq. ft. be the same or a little more or less lying and situated in Dag Nos. 206/372 and 206 under Khatian Nos. 192 and 184 corresponding to L. R. Dag No. 206 under Khatian No. 887 and **ALL THAT** piece and parcel of Bastu land measuring **06 (Six) Cottahs 10 (Ten) Chittaks 21 (Twenty One) Sq. ft.** be the same or a little more or less lying and situated in Dag No. 208 under Khatian Nos. 88 and 173 corresponding to L. R. Dag No. 208 under L. R. Khatian No. 887 both in Mouza Gangarampur, J. L. No. 5 (L. R. 105), R. S. No. 43½, Touzi Nos. 1-6, 8-10, 12-16, Pargana Magura, Police Station Behala presently Parnasree, District Sub-Registration Office at Alipore and Addl. District Sub-Registration Office at Behala and its **Municipal Premises No.1, Bidhu Bhusan Sengupta Road, within Ward No. 128 of The Kolkata Municipal Corporation and its mailing address 1, Bidhu Bhusan Sengupta Road, Police Station Behala presently Parnasree, Kolkata – 700034 and its Assessee No. 41-128-07-0001-4 in the District of South 24 Parganas** along with right to enjoy the 4.260 M (14'-0") Wide K.M.C. Road on the Southern Side, 1.80 M (6'-0") Wide I.P.S. Road on the Eastern Side and 7.50 M (24'-7") Wide Becharam Chatterjee Road on the Western Side of said property.

4. **BUILDING** - shall mean the New Building to be constructed on the said premises in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation (S.S. Unit) by the said Developer/Second Party with its own cost and effort.

5. **OWNER'S ALLOCATION** - The Developer/Second Party shall allot the Owner/ First Party as Owner's allocation in the following manner after construction of new Buildings on the said plot of land after demolition of the existing Building standing thereon :

A) The Developer/Second Party shall provide **ALL THAT Entire First Floor comprising Four Nos. of Self contained residential Flats** of the newly constructed proposed Building to be constructed on the said premises as per the Building Plan to be sanctioned by The Kolkata Municipal Corporation to the Owner/First Party herein.

Except the above, the Developer/Second Party shall also provide **ALL THAT Two Nos. of Car Parking Spaces on the Ground Floor** of the newly constructed proposed Building to be constructed on the said premises as per the Building Plan to be sanctioned by The Kolkata Municipal Corporation to the Owner/First Party herein.

B) The above allocation including undivided proportionate share of right, title and interest of the land comprised in the said building and right to enjoy the common areas, facilities

Tamija. R. Baranik

Anur Kumar Saha

and amenities as available or to be available in the said premises more fully and particularly set out in the Second Schedule hereunder written, along with the Owner/First Party absolute right to sell, transfer, lease, let out or self use or in any manner deal with the same as the absolute Owner/First Party thereof. The Owner's allocation shall be provided with fixture fittings and amenities as set out in the Fifth Schedule hereinafter stated.

C) Except the above, the Developer/Second Party herein already paid **Rs.50,00,000/- (Rupees Fifty Lakhs) only** as non-refundable amount to the Owner/First Party herein before execution of this Development Agreement for the development of the said property in the following manner :

By Electronic Funds Transfer from Punjab National Bank, Behala, Kolkata on 16th November, 2024 vide Transaction ID No. PUNBR52024111614944992.

The Developer/Second Party shall also pay **Rs.10,00,000/- (Rupees Ten Lakhs) only** as non-refundable amount to the Owner/First Party herein for the development of the said property and the said amount shall be payable **after sanction of Building Plan i.e. totally Rs.60,00,000/- (Rupees Sixty Lakhs) only.**

D) Except the above the Owner/First Party shall not claim or demand any area in the building to be constructed in the said premises or shall not demand any further amount for the sale of flat/s, car parking spaces within the Developer's allocation of the building to be constructed at the said premises.

E) The Developer/Second Party shall arrange to demolish the existing Building of the said premises by its own effort and expenses and shall enjoy the sale proceeds of the existing Building materials.

F) The Developer/Second Party herein shall provide One alternative accommodation to the Owner/First Party herein during the period of construction upto the date of handover of Owner's allocation to the Owner/First Party herein and rent of each accommodations shall be settled between the parties hereto **Rs.10,000/- (Rupees Ten Thousand) only** per month and the said rent shall be payable by the Developer/Second Party to the Owner/First Party herein within 7th day of each English Calendar month.

G) The Owner/First Party shall pay the rates and taxes and other outgoings and expenses in respect of the said premises upto the date of execution of this Development

Tamija R. Baranik

Anu Kumar Saha

Agreement and the Developer/Second Party shall be liable and responsible to pay the rates and taxes in respect of the said property from the date of taking over the possession of the said premises from the Owner/First Party to till date of handover of Owner's allocation in the Building to the Owner/First Party and the Owner/First Party is liable to pay the rates and taxes in respect of the Owner's allocation of the Building from the date of taking over the said allocation. After allotment of Owner's allocation to the Owner, the Developer/Second Party shall be responsible and liable for payment of rates and taxes in respect of the Developer's allocation in the Building.

H) **POSSESSION OF THE SAID BUILDING** : The Developer/Second Party shall handover the possession of the Owner's allocation in the building to be constructed on the said Premises within **24 months** from the date of sanction of Building Plan from The Kolkata Municipal Corporation subject to handover the vacant possession of the said premises by the Owners/First Party to the Developer/Second Party herein.

I) The original copies of title deed, Tax Receipt of the K.M.C. including Mutation Certificate, Khajna receipt and other related deeds and documents in respect of the said property shall be delivered by the Owner/First Party to the Developer/Second Party at the time of execution and registration of this Development Agreement and related Development Power of Attorney for sanction of Building Plan and also to produce to the Bank or Financial Institution and other matter related with the development of the said property. The Developer/Second Party shall return back the said original deeds and documents to the Owner/First Party for the said New Building after completion of the total project and after handover the possession of Owner's allocation to the Owner/First Party herein.

6. **DEVELOPER'S ALLOCATION** : Shall mean the remaining constructed area of the New building to be constructed at the said premises as per the Building Plan to be sanctioned by The Kolkata Municipal Corporation excepting Owner's allocation including undivided proportionate share of land of the said premises and right to enjoy the common areas, facilities and amenities comprised in the said building as well as in the said premises together with absolute right to enter into Agreement for Sale or transfer of Flats and other spaces within the Developer's allocation of the Building to be constructed on the said premises and to deal with the same in any manner whatsoever as per the discretion of the Developer/Second Party herein.

Tanuja R. Purarik

Anur Kumar Saha

The Ultimate roof of the Building shall be the common for all occupants of the Building including Owner.

The Developer/Second Party shall have right to enter into Agreement for Sale/Agreements for Sale or any type of transfer or in any way deal with the Developer's allocation of the Building.

7. **ENGINEER/ARCHITECT** : Shall mean such person or persons who shall be appointed by the Developer/Second Party for supervising the construction of the building and to act as per the Building Rules of The Kolkata Municipal Corporation.

8. **BUILDING PLAN** - Shall mean such plan prepared by the Architect appointed by the Developer/Second Party at its cost and to be sanctioned by The Kolkata Municipal Corporation and the cost of the Building Plan shall be borne by the Developer. The Developer/Second Party shall get approved the Draft Plan of the proposed Building by the Owner/First Party for preparation of final Plan before submission of the same to the K.M.C. In case of revised plan if any, the fact of prior approval of the Owner/First Party shall also be applicable.

9. **COMMON EXPENSES** - shall mean and include proportionate share of the cost, fees, charges and other outgoings charges and expenses for working, maintenance upkeep, repair and replacement of the common parts, common amenities in the new building from the date of possession thereof.

10. **COMMON AREAS AND COMMON FACILITIES** - Shall include stairways, passageways, on the Ground Floor, roof, water, pump and motor, open space if any on the Ground Floor and other facilities which may be mutually agreed upon between the parties hereto and required for the establishment, location, enjoyment provision, maintenance and/or management of the new building which shall always remain as joint property of the Owner/First Party and/or its nominee or nominees or legal heirs and the Developer/Second Party and/or its respective nominee or nominees.

ARTICLE – II, COMMENCEMENT

1. This agreement shall be effective from the date hereof.

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ARTICLE – III, OWNER'S RIGHTS AND REPRESENTATION

1. The Owner/First Party is solely and absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said premises and have agreed to make over and deliver to the Developer/Second Party the possession of the said premises for the purpose of the development (including Preliminary work) on the terms and conditions hereinafter stated.
2. The Owner/First Party has a good, clear absolute marketable title to enter into this Agreement with the Developer.
3. None else other than the Owner/First Party has any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.
4. No notice of acquisition or requisition have been received or has been served upon the Owner/First Party nor the Owner/First Party is aware of any such notice or order of acquisition or requisition in respect of the said premises or property or any part thereof.
5. That there is no suit or proceedings pending regarding the title in respect of the said property or any part thereof before any Court within the jurisdiction or any court within the territory of India.
6. That the Owner/First Party is solely responsible for handover the vacant possession of the said Premises to the Developer/Second Party for construction purpose i.e. construction of the Building on the said premises.

ARTICLE – IV, DEVELOPER'S RIGHTS

1. The Owner/First Party hereby grant subject to what have been hereunder provided exclusive right to the Developer/Second Party to construct the New Building thereon in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or caused to be made by the parties hereto. All applications for sanction of plan, modification of plan if any and others papers and documents as may be necessary for sanction of Building plan and for modification if any and rectification of plan from appropriate authority shall be prepared and submitted by the Developer/Second Party on behalf of the Owner/First Party at the Developer's own cost and expenses and the Developer/ Second Party shall pay and bear all fees including Architect's fees, charges and expenses required to the paid or deposited for aforesaid purpose.

Tamija. R. Ruvonik

Anu Kumar Saha

2. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owner/First Party of the said premises or any part thereof to the Developer/Second Party or creating any right title or interest in respect thereof to the Developer/Second Party other than an exclusive license for the purpose of development of the said premises in terms hereof and to deal with its allocation after providing the Owner's allocation as per the terms of these presents.

ARTICLE – V, POSSESSION

1. Possession of the said premises shall be handed over by the Owner/First Party to the Developer/Second Party on the date as per requisition in writing of the Developer/Second Party only for construction purpose on the said plot of land and also as per the terms of this Development Agreement and after sanction of Building plan by the K.M.C. /Corporation authority.
2. The Developer/Second Party after obtaining the possession of the said premises from the Owner/First Party shall issue a certificate for possession of the said premises from the Owner/First Party by the Developer/Second Party free from all encumbrances whatsoever.
3. The Developer/Second Party shall handover the possession of the Owner's allocation in habitable condition after completion of the Building as per the sanction Plan duly sanctioned by K.M.C. along with Possession Letter. Meanwhile the Owner/First Party shall also review the newly constructed Building of her allocation and express her satisfaction in writing as habitable in all respect as per the work specification attached with this Development Agreement.

ARTICLE – VI, PROCEDURE

1. Development Power of Attorney : The Owner/First Party shall grant proper authority to the Developer/Second Party by executing the Development Power of Attorney duly registered for the purpose of the construction of the new building on the said premises and represent the Owner/First Party for all purpose in connection with the construction work of the said building before the appropriate authorities alongwith execution of and registration of Agreement for Sale/s and Deed/Deeds of Conveyance of Flats and other spaces within the Developer's allocation of the said Building provided the same shall not create any financial liabilities upon the Owner/First Party for construction of the New building in any manner whatsoever.

Tamija, R. Ramesh

Anu kumar Saha

2. Further Acts : Notwithstanding grant of the aforesaid Development Power of Attorney the Owner/First Party hereby undertakes that the Owner/First Party will sign all papers, documents deeds etc. required for the construction of the New building and sanction of Building Plan at the Developer's cost as per requisitions of the Developer.

ARTICLE – VII, BUILDING

1. The Developer/Second Party shall at its own cost and expenses construct erect and complete the building at the said premises in accordance with the Building Plan duly sanctioned by The Kolkata Municipal Corporation Authority and in conformity with such specifications, with the best basic materials with an intent that the said building will be decent and strong residential building with fittings and fixtures as are mentioned in the FIFTH SCHEDULE hereunder written.

2. Subject to the aforesaid the decision of the Architect engaged in the said project appointed by the Developer/Second Party regarding the quality of the basic building materials shall be final and binding on the parties hereto.

3. The Developer/Second Party at its own cost and expenses shall be authorized in the name of the Owner/First Party if necessary to apply and obtain quotas, and other allocations for cement, steel, bricks and other building materials, allocable to the Owner/First Party for the construction of the building and similarly apply to obtain temporary and permanent connection of water, electricity, gas, power if necessary and permanent drainage and sewerage connection to newly built up building and other inputs and facilities required for the construction and enjoyment of the building.

4. The Developer/Second Party at its own cost, fees, charges and expenses construct and complete the said new building and various units and/or apartments therein in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation provided the Developer/Second Party shall get the vacant possession of the said premises from the Owner/First Party herein.

ARTICLE – VIII, DEALING OF SPACE IN THE BUILDING

1. The Developer/Second Party shall on completion of the new building put the Owner/First Party into undisputed possession of the Owner's allocation **TOGETHER WITH** the rights in proportionate share of land, common areas, facilities and amenities.

Tamija, R. Ramesh

Anu Kumar Saha

The Owner's Allocation shall be completed in all respects and shall be provided with the fixture & fittings and all amenities as set out in the **FIFTH SCHEDULE** hereinafter stated.

2. The Owner/First Party shall be entitled to transfer or otherwise deal with the Owner's allocation in the new building to be constructed by the Developer/Second Party after getting the Owner's allocation from the Developer.

3. The Developer/Second Party shall be exclusively entitled to the Developer's allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same to a good person without any prior information to the Owner/First Party herein and the Owner/First Party shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.

4. After completion of the building in all respect, the Owner/First Party herein through her Constituted Attorney shall execute the Deed of Conveyance or Conveyances as Vendor in favour of the Developer/Second Party or its nominee or nominees in such part as shall be required for the Developer's allocation PROVIDED HOWEVER the cost of such conveyance or conveyances, including stamp duties and registration fees and expenses and all other legal expenses shall be borne and paid by the Developer/Second Party or its nominee or nominees. In the Deed of Conveyance the Owner/First Party herein present herself as Vendor through her Constituted Attorney and the Developer/Second Party shall present in the said Deed as the Confirming Party.

ARTICLE – IX, COMMON FACILITIES

1. After completion of the new building as per Building Plan duly sanctioned by the Kolkata Municipal Corporation and specification, the Developer/Second Party shall handover the allocation to the Owner/First Party as mentioned in the Second Schedule hereto and the remaining portion of the Building shall be the exclusive right of the Developer. The Owner/First Party and the Developer/Second Party shall punctually and regularly pay the rates and taxes for their respective portion to the appropriate authorities and both of them shall keep each other indemnified against all claim, action, demand, cost, charges, expenses whatsoever.

2. Any transfer of any part of the Owner's allocation in the new building shall be subject to the provisions hereof and the party of the Owner/First Party thereafter be responsible

Tamija. R. Puranik

Anur Kumal Saha

to pay the said rates and service charges for the common facilities in respect of the space transferred to him/them.

ARTICLE - X - COMMON RESTRICTION

1. The Owner's Allocation in the building shall be subject to the same restrictions and use as applicable to the Developer's allocation in the building intending for common benefits of all the occupiers of the building, which shall include the following.
2. Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity or not to use for any purposes which may cause any nuisance or hazard to the other occupiers of the building.
3. Neither party shall demolish or permit to be demolished any wall or any structure in their respective allocation or any portion thereof or make any structural alteration either major or minor therein without the written consent of others.
4. Neither party shall transfer or permit to be transferred of his/her/their respective allocation or any portion thereof unless.
 - a) Such party shall observe and perform all terms and conditions on their respective parts to be observed and/or performed.
 - b) The proposed transferee shall have given a written undertaking to that effect that such transferee shall remain bound by the terms and conditions of these presents and further that such transferee shall pay all and whatsoever shall be payable in respect to area in his/her/their possession.
5. Both the parties shall abide by all laws, bye-laws, rules and regulations of the government, local bodies as the case may be and shall attend to answer and be responsible for any deviation/ violation and/or breach of any of the said laws, bye-laws, rules and regulations.
6. The respective allottee shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances, floor and ceiling etc. of their respective allocations in the building in good working condition and repair and in particular not to cause any damage to the building or any other space or accommodation therein.

Tanuja, R. Ruramik

Anu Kumar Saha

7. Neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.

8. No goods or items shall be kept by any party for display or otherwise in the corridor or at any other place of common use and enjoyment in the building and no hindrance shall be caused in any manner in the free movement of the users in the corridors and other places of common use and enjoyment in the building.

9. Neither party shall throw or accumulate any dirt, rubbish or refuse or permit the same to be thrown or accumulate in or about in the Building or in the compound, corridors or any other portion of the building.

ARTICLE – XI -OWNER'S OBLIGATION

1. The Owner/First Party doth/do hereby agree and covenant with the Developer/Second Party not to do any act deed or thing whereby the Developer/ Second Party may be prevented from making Agreement for Sale and /or disposing its part (Developer's allocation) of the building or at the said Premises.

2. The Owner/First Party doth/do hereby agree and covenant with the Developer/ Second Party not to cause any interference or hindrance in the construction of the said building at the said premises to be constructed by the Developer/Second Party excepting on reasonable grounds.

3. The Owner/First Party doth/do hereby agree and covenant with the Developer/ Second Party not to let out, lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer/Second Party during the period of construction and till the date of completion of the total transaction in pursuance of these presents.

4. The Owner/First Party and her property will not be liable for or responsible for any financial obligation of the Developer/Second Party towards any bank/financial institution or any individual in any manner whatsoever.

5. The Owner/First Party is liable to handover all papers and documents regarding mutation in K.M.C. and B.L. & L.R.O., T. M. Block, Behala.

Tamija R. Ramesh

Anu Kumar Saha

ARTICLE - XII. DEVELOPER'S OBLIGATION

1. The Developer/Second Party hereby agrees and covenants with the Owner/First Party to complete the construction work of the Building on said the premises as per Building Plan duly sanctioned by The Kolkata Municipal Corporation within **24 months** from the date of sanction of Building Plan from The Kolkata Municipal Corporation subject to handover the vacant possession of the said premises by the Owner/First Party to the Developer/Second Party herein.

2. The Developer/Second Party hereby agrees and covenants that the Developer/Second Party shall strictly follow all the rules and regulations including but not limited to the Building Rules of The Kolkata Municipal Corporation, Building Department during the construction and shall obtain all necessary approvals and permission from the respective competent authorities not to do any act, deed or thing whereby the Owner/First Party is prevented from enjoying selling assigning and/or disposing of any of the Owner's allocation in the said premises.

3. The Developer/Second Party shall not have any right, title and interest in the Owner's allocation together, with the proportionate share of land, facilities and amenities which shall solely and exclusively belong and continue to belong to the Owner.

4. The Developer/Second Party shall be entitled to deliver the possession of the Owner's allocation in the Building to be constructed on the said premises after its completion and Developer/Second Party shall also be entitled to deliver the possession of the Flats and other spaces within the Developer's allocation in the Building to be constructed on the said premises and shall also be entitled to enter into any Agreement for Sale and Deed of Conveyance for sale of Flats and other spaces within the Developer's allocation with any Intending Purchaser or Purchasers and to receive the advance / booking money and/or consideration money for the sale of the same within the Developer's allocation.

The Developer/Second Party shall not be entitled to deal with the Owner's allocation of the Building to be constructed on the said premises and it is within the discretion of the Owner.

5. The Developer/Second Party shall construct the building in accordance with the Building Plan to be sanctioned by the K.M.C., consequences of any deviation which may

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invite any objection from the appropriate authority/ies shall be the sole responsibility of the Developer.

6. The Developer/Second Party herein shall assign the benefits of this Agreement to any one and the Developer/Second Party shall execute the construction work of the Building to be constructed on the said premise by appointing Engineer, Contractor, Supervisor and men for completion of any work of the proposed Building. In the event of any untoward situation the Developer/Second Party resulting into either insolvency, or death, it would be the entire responsibility of the Developer/Second Party to execute the balance work for the construction until it reaches to a condition when the same can be handed over to the Owner/First Party in habitable condition and its free from any encumbrances. As such circumstances of technical or financial issue will arises, the Developer/Second Party should take a maximum time limitation of 6 (six) months as extension period to complete the entire building and handover the Owner's allocation.

ARTICLE – XIII, OWNER'S INDEMNITY

1. The Owner/First Party doth hereby undertake that the Developer/Second Party shall be entitled to the said construction and shall enjoy her allocated space without any interference or disturbance from the Owner/First Party provided the Developer/Second Party shall perform and fulfill all the terms and conditions herein contained and/or her part to be observed and performed.

ARTICLE – XIV, DEVELOPER'S INDEMNITY

1. The Developer/Second Party doth hereby undertake to keep the Owner/First Party and her legal heirs and nominees indemnified against all actions cost suits and proceedings and claim that may arise out of the Developer's acts, deeds, matters, things, affairs, commission or otherwise with regard to the development of the premises and/or in the matter of construction of the said building and/or defect therein.

ARTICLE – XV, MISCELLANEOUS

1. The Owner/First Party and the Developer/Second Party have entered into this Development Agreement purely as Joint Venture basis and nothing contained herein shall be deemed to construe as a Partnership between the parties hereto in any manner whatsoever nor shall be parties hereto constitute an Association of persons within the meaning of law.

Tamija. R. Ruramik

Anu Kumar Saha

2. It is understood from time to time to facilitate uninterrupted Construction of the building by the Developer/Second Party various deeds, documents, matters and things not herein specified may be required to be done and various application and other documents may be required to be signed by the Owner/First Party relating to which specific provision may not have been mentioned herein the Owner/First Party hereby undertakes to do all such acts, deeds, matters and things and the Owner/ First Party hereby undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe on the rights of the Owner/First Party and/or against the sprits of these presents. It is hereby made specifically clear that in case a fresh building plan will have to be submitted before the authority of The Kolkata Municipal Corporation with a view to obtaining sanction thereof the Owner/First Party hereby agree to put her signature on such plan or plans and all applications, forms and papers etc. attached thereto, provided that this does not in any way infringe the rights of the Owner/First Party and/or against the spirit of these presents. However, the Owner/First Party shall not have any sort of financial liability or implication in any manner whatsoever.

3. The Owner/First Party shall not be liable for any Income-tax, property Tax or any other taxes in respect of the Developer's allocation which is the sole responsibility of the Developer/Second Party and the Developer/Second Party shall always keep the Owner/First Party indemnified against all actions/claims, suits proceedings, cost, charges and expenses in respect thereof.

4. Any notice required to be given by the Developer/Second Party to the Owner/First Party shall without prejudice to any other mode of service available be deemed to have served on the Owner/First Party if delivered by hand and duly acknowledge or send by prepaid registered post with acknowledgement due to the last known address of the Owner/First Party and vice-versa.

5. From the date of possession of the new building each party shall be liable to pay and bear proportionate share of rates and taxes in respect of each respective spaces.

6. As soon as the building is completed within the time herein above mentioned along with collection of C.C. from the Architect or Engineer, the Developer/Second Party shall give written notice to the Owner/First Party regarding handing over of the Owner's allocation in the new building.

Taniya, R. Ravonik

Arjun Kumar Saha

7. The building proposed to be constructed by the Developer/Second Party shall be made at its own cost and expenses fully in accordance with the specification as mentioned and described in the Fifth Schedule hereunder written.

8. The Developer/Second Party shall arrange to mutate the name of the present Owners in respect of her allocated portion.

ARTICLE XVI - LEGAL PROCEEDINGS

1. Save and except what have been specifically stated herein above all disputes and differences between the parties arising out of the meaning of the construction of the Agreement or its respective rights and liabilities as per this Agreement shall be settled mutually in presence of well wishers of each party.

2. NOTWITHSTANDING the foregoing provisions herein above the right to sue for specific performance of this contract or for damages by cancellation of this Development Agreement as per penal clause by any of the party against the other party as per terms of the Agreement shall remain unaffected.

ARTICLE - XVII, JURISDICTION

1. For adjudication of dispute and differences between the parties hereto in any manner relating to or arising out of these presents or in any way connected with the land and/or building the Ld. Court having jurisdiction over the said property will be the actual forum.

ARTICLE - XVIII, FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligations hereunder written to the extent in respect of existence of 'Force Majeure'.

2. Force Majeure shall mean flood, earthquake, Labour Strike, local problem, tempest and/or other act or commission beyond the control of the parties hereto.

3. In case of Force Majeure, the time for completion of the construction of the new building shall be extended mutually in writing.

Tamija R. Ruranik

Anur Kumar Saha

THE FIRST SCHEDULE ABOVE REFERRED TO:
(Description of the property which is the subject matter of the Development Agreement and Development Power of Attorney)

ALL THAT piece and parcel of Bastu land measuring **07 (Seven) Cottahs 07 (Seven) Chittaks 06 (Six) Sq. ft.** be the same or a little more or less **together with Cemented Flooring Pucca One Storey residential Building having an area of 1000 Sq. ft. (more or less) standing thereon comprising ALL THAT** piece and parcel of Bastu land measuring **12 (Twelve) Chittaks 30 (Thirty) Sq. ft.** be the same or a little more or less lying and situated in Dag Nos. 206/372 and 206 under Khatian Nos. 192 and 184 corresponding to L. R. Dag No. 206 under Khatian No. 887 and **ALL THAT** piece and parcel of Bastu land measuring **06 (Six) Cottahs 10 (Ten) Chittaks 21 (Twenty One) Sq. ft.** be the same or a little more or less lying and situated in Dag No. 208 under Khatian Nos. 88 and 173 corresponding to L. R. Dag No. 208 under L. R. Khatian No. 887 both in Mouza Gangarampur, J. L. No. 5 (L. R. 105), R. S. No. 43½, Touzi Nos. 1-6, 8-10, 12-16, Pargana Magura, Police Station Behala presently Parnasree, District Sub-Registration Office at Alipore and Addl. District Sub-Registration Office at Behala and its **Municipal Premises No.1, Bidhu Bhusan Sengupta Road, within Ward No. 128 of The Kolkata Municipal Corporation and its mailing address 1, Bidhu Bhusan Sengupta Road, Police Station Behala presently Parnasree, Kolkata – 700034 and its Assessee No. 41-128-07-0001-4 in the District of South 24 Parganas** along with right to enjoy the 4.260 M (14'-0") Wide K.M.C. Road on the Southern Side, 1.80 M (6'-0") Wide I.P.S. Road on the Eastern Side and 7.50 M (24'-7") Wide Becharam Chatterjee Road on the Western Side of said property. The said property is butted and bounded in the following manner :

- ON THE NORTH : By Partly Drain and Partly Building namely "LOKENATH APARTMENT"
- ON THE SOUTH : By Partly 4.260 M (14'-0") Wide K.M.C. Road and the property of Others;
- ON THE EAST : By 1.80 M (6'-0") Wide I.P.S. Road;
- ON THE WEST : By Partly 7.50 M (24'-7") Becharam Chatterjee Road and Partly Land of Others.

Tomija, R. Ramesh

Asw Kumar Saha

THE SECOND SCHEDULE ABOVE REFERRED TO:
(ALLOTMENT OF ALLOCATION TO THE OWNER AFTER DEVELOPMENT OF THE
FIRST SCHEDULE PROPERTY)

The Developer/Second Party shall allot the Owner/First Party as Owner's allocation in the following manner after construction of new Building on the said plot of land after demolition of the existing Building standing thereon:

A) The Developer/Second Party shall provide **ALL THAT** Entire First Floor comprising **Four Nos. of Self contained residential Flats** of the newly constructed proposed Building to be constructed on the said premises as per the Building Plan to be sanctioned by The Kolkata Municipal Corporation to the Owner/First Party herein.

Except the above, the Developer/Second Party shall also provide **ALL THAT** Two Nos. of **Car Parking Spaces on the Ground Floor** of the newly constructed proposed Building to be constructed on the said premises as per the Building Plan to be sanctioned by The Kolkata Municipal Corporation to the Owner/First Party herein.

B) The above allocation including undivided proportionate share of right, title and interest of the land comprised in the said building and right to enjoy the common areas, facilities and amenities as available or to be available in the said premises more fully and particularly set out in the Second Schedule hereunder written, along with the Owner/First Party absolute right to sell, transfer, lease, let out or self use or in any manner deal with the same as the absolute Owner/First Party thereof. The Owner's allocation shall be provided with fixture fittings and amenities as set out in the Fifth Schedule hereinafter stated.

C) Except the above, the Developer/Second Party herein already paid **Rs.50,00,000/- (Rupees Fifty Lakhs) only** as non-refundable amount to the Owner/First Party herein before execution of this Development Agreement for the development of the said property in the following manner :

By Electronic Funds Transfer from Punjab National Bank, Behala, Kolkata on 16th November, 2024 vide Transaction ID No. PUNBR52024111614944992.

The Developer/Second Party shall also pay **Rs.10,00,000/- (Rupees Ten Lakhs) only** as non-refundable amount to the Owner/First Party herein for the development of the said property and the said amount shall be payable **after sanction of Building Plan i.e. totally Rs.60,00,000/- (Rupees Sixty Lakhs) only.**

Tamija, R. Puranik

Dr. Kumar Saha

D) Except the above the Owner/First Party shall not claim or demand any area in the building to be constructed in the said premises or shall not demand any further amount for the sale of flat/s, car parking spaces within the Developer's allocation of the building to be constructed at the said premises.

E) The Developer/Second Party shall arrange to demolish the existing Building of the said premises by its own effort and expenses and shall enjoy the sale proceeds of the existing Building materials.

F) The Developer/Second Party herein shall provide One alternative accommodation to the Owner/First Party herein during the period of construction upto the date of handover of Owner's allocation to the Owner/First Party herein and rent of each accommodations shall be settled between the parties hereto **Rs.10,000/- (Rupees Ten Thousand)** only per month and the said rent shall be payable by the Developer/Second Party to the Owner/First Party herein within 7th day of each English Calendar month.

G) The Owner/First Party shall pay the rates and taxes and other outgoings and expenses in respect of the said premises upto the date of execution of this Development Agreement and the Developer/Second Party shall be liable and responsible to pay the rates and taxes in respect of the said property from the date of taking over the possession of the said premises from the Owner/First Party to till date of handover of Owner's allocation in the Building to the Owner/First Party and the Owner/First Party is liable to pay the rates and taxes in respect of the Owner's allocation of the Building from the date of taking over the said allocation. After allotment of Owner's allocation to the Owner, the Developer/Second Party shall be responsible and liable for payment of rates and taxes in respect of the Developer's allocation in the Building.

H) **POSSESSION OF THE SAID BUILDING** : The Developer/Second Party shall handover the possession of the Owner's allocation in the building to be constructed on the said Premises within **24 months** from the date of sanction of Building Plan from The Kolkata Municipal Corporation subject to handover the vacant possession of the said premises by the Owners/First Party to the Developer/Second Party herein.

I) The original copies of title deed, Tax Receipt of the K.M.C. including Mutation Certificate, Khajna receipt and other related deeds and documents in respect of the said property shall be delivered by the Owner/First Party to the Developer/Second Party at the

Tamujar, R. Ramanik

Anu Kumar Saha

time of execution and registration of this Development Agreement for sanction of Building Plan and also to produce to the Bank or Financial Institution and other matter related with the development of the said property. The Developer/Second Party shall return back the said original deeds and documents to the Owner/First Party for the said New Building after completion of the total project and after handover the possession of Owner's allocation to the Owner/First Party herein.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(DESCRIPTION OF THE ALLOCATION OF THE Developer/Second Party AFTER THE DEVELOPMENT OF THE FIRST SCHEDULE PROPERTY)

Shall mean the remaining constructed area of the New building to be constructed at the said premises as per the Building Plan to be sanctioned by The Kolkata Municipal Corporation excepting Owner's allocation including undivided proportionate share of land of the said premises and right to enjoy the common areas, facilities and amenities comprised in the said building as well as in the said premises together with absolute right to enter into Agreement for Sale or transfer of Flats and other spaces within the Developer's allocation of the Building to be constructed on the said premises and to deal with the same in any manner whatsoever as per the discretion of the Developer.

The Ultimate roof of the Building shall be the common for all occupants of the Building including Owner.

The Developer/Second Party shall have right to enter into Agreement for Sale/Agreements for Sale or any type of transfer or in any way deal with the Developer's allocation of the Building.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(DESCRIPTION OF THE COMMON PORTIONS AFTER CONSTRUCTION OF THE NEW BUILDING ON THE FIRST SCHEDULE PROPERTY)

- i) Areas :
 - a) Entrance and exits.
 - b) Boundary Walls and Main Gate of the Premises.
 - c) Staircase, stair case landing stair head room and lobbies on all the floors of the Building.
 - d) Entrance lobby.

Tamija.R.Puranik

Arun Kumar Saha

- II) **Water, Pumping and Drainage :**
- a) Drainage and sewerage lines and other installations for the same (except only those as are installed within exclusive area of any Unit and/or exclusively for its use).
 - b) Water supply system.
 - c) Water pump, under ground and overhead water reservoir together with all common plumbing installations for carriage of any unit/or exclusively for its use.
- III) **Electrical Installations :**
- a) Electric wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use.
 - b) Lighting of the common portions.
 - c) Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.
- IV) **Others :** Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the Premises and the New Building as are necessary for passage to and/or user of the units in common by the co-Owner.
- V) **Roof :** Roof of the Building and open space on the Ground Floor of the Building shall be the sole property of all Flat Owners as common.
- VI) **Lift :** Lift and its accessories.

THE FIFTH SCHEDULE ABOVE REFERRED TO :
(DESCRIPTION OF WORKS SPECIFICATION IN RESPECT OF THE BUILDING TO
BE CONSTRUCTED ON THE FIRST SCHEDULE PROPERTY)

FOUNDATION AND STRUCTURE :

The building is designed for R.C.C. frame structure with suitable isolated/combined footing foundation for the proposed New Building.

WALLS :

All external wall shall be 200 mm brick with cement plaster as per sanctioned Plan. All internal partition wall will be 75 mm to 125 mm thick with both side plaster.

All inside wall will be coated with best quality wall care putty.

Tanuja, R. Ramesh

Anur Kumar Saha

FLOORING/DOORS & WINDOWS :

- a) All Bed rooms floors with Vitrified Tiles, Living and dining room etc. and Kitchen will be finished with 2x2' Marble.
- b) Toilet floor will be of Marble and glazed ceramic tiles upto 5'6" height on walls.
- c) Black Stone will be provided at Cooking Shelf/platform with 3'-0" glazed tiles upon the Cooking shelf with stainless steel sink.
- d) Bed Rooms and living/dining/window base will provided with Vitrified Tiles. All internal and bedroom doors will be made of flush door with necessary lock etc. bearing ISI Mark.
- e) Main door will be made up of flush door upto 5 mm thick with water proof ply, handle etc.
- f) Door frames will be made up of Sal Wood.
- g) Window will be of Aluminium sections fitted with suitable thick glass and with M.S. Grill (18/3) painted with ready mixed synthetic enameled painting of approved brand.

ELECTRIFICATION :

Concealed line will be provided in the flat with ISI Mark switches. Necessary Points will be provided in toilet and kitchen. Exhaust fan point will be provided in Kitchen and Bathroom. Geyser point in the Bathrooms, TV Pont, Telephone Point in Living/Dining Room, and master bed room. A/C Point in each Flat (extra cost owned by the Owner).

PLUMBING & SANITARY

- a) Concealed water line of pipe be provided.
- b) Fittings i.e. Ceramic basin and water closet of reputed brand will be provided bearing I.S.I. Marks.
- c) With drain board provided at kitchen.
- d) Low height PVC Colour cistern will be provided in all toilets.
- e) Low height bibcock for washing will be provided at Kitchen.
- f) All fittings, i.e. bibcock, pillar cock, A. S. Cock, C. S. Cock will be of C. P. make.

WATER :

K.M.C. Water

EXTERIOR :

To be finished with suitable weather proof ready mixed acrylic paint.

LIFT :

Four passenger Lift of reputed make.

Tamija.R.Purank

Anu Kumar Saha

IN WITNESS WHEREOF both the Parties hereto set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the parties hereto in the presence of

WITNESSES :

1. Anirudh

ANIRUDH PURANIK

G-65, 2ND FLOOR

SAKET, NEW DELHI-17.

Tanuja. R. Puranik

SIGNATURE OF THE OWNER/
FIRST PARTY

2. Biswajit Gupta
5, Alapattan Lane
Kol-19

For CLASSIC CONSTRUCTION

Arjun Kumar Saha
Proprietor

SIGNATURE OF THE DEVELOPER/
SECOND PARTY

Drafted & Prepared by me,

Partha Pratim Majumder

ADVOCATE

Alipore Judges' Court, Kol-27.

WB/1495/1981

MEMO OF MONEY

RECEIVED Rs. 50,00,000/- (Rupees Fifty Lakhs) only from the Developer/Second Party herein as advance money out of the total non-refundable amount of Rs. 60,00,000/- (Rupees Sixty Lakhs) only for the development of the Schedule mentioned property as per Memo below :

: MEMO :

By Electronic Funds Transfer from Punjab National Bank,
Behala, Kolkata dated 16th November, 2024
Vide Transaction ID No. PUNBR52024111614944992

Rs. 50,00,000.00

 Rs. 50,00,000.00

(RUPEES FIFTY LAKHS) ONLY

WITNESSES:

1. Anirudh
ANIRUDH PURANIK
G-65, 2ND FLOOR
SAKBT, NEW DELHI-17

Tanuja. R. Puranik
SIGNATURE OF THE OWNER/
FIRST PARTY

2. Bhaskar Chandra
S. Malapetka Lane
Tel-34

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

Name

Signature



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

Name TANUJA PURANIK

Signature Tanuja R. Puranik



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

Name ARUN KUMAR SAHA

Signature Arun Kumar Saha

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

Name

Signature



সত্যমেব জয়তে

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

Query No / Year	2003101122/2024	Office where deed will be registered
Query Date	06/12/2024 3:54:22 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	B DAS 5, N P ROAD KOL-700034, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 8100961958, Status : Seller/Executant	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 50,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 97,77,477/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,021/- (Article:48(g))	Rs. 50,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhu Bhushan Sen Gupta Road, , Premises No: 1, , Ward No: 128, 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	7 Katha 7 Chatak 6 Sq Ft	1/-	90,27,477/-	Width of Approach Road: 25 Ft.,
Grand Total :				12.2856Dec	1/-	90,27,477/-	

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/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1/-	7,50,000/-	



Query No: 2003101122 of 2024, Printed On : Dec 12 2024 6:16PM, Generated from wbregistration.gov.in

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs TANUJA PURANIK, (Alias: Mrs TANUJA R PURANIK) Wife of Mr RAJENDRA PURANIK, 1, BIDHU BHUSAN SENGUPTA ROAD, City:- , 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-1XX6, PAN No. AGxxxxxx5E, Aadhaar No.: 87xxxxxxxx4916,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	CLASSIC CONSTRUCTION (Sole Proprietorship) .25/24. BIDHU BHUSAN SENGUPTA ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Date of Incorporate:XX-XX-2XX1, PAN No. ALxxxxxx4Q, Aadhaar No Not Provided by UIDAI,Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr ARUN KUMAR SAHA Son of Late GOUR NETAI SAHA25/24, BIDHU BHUSAN SENGUPTA ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8, PAN No. ALxxxxxx4Q , Aadhaar No.: 80xxxxxxxx5184	CLASSIC CONSTRUCTION (as PROPRIETER)

Identifier Details :

Name & address
Mr BISWAJIT GUPTA Son of Late T P GUPTA 5, NALAPUKUR LANE, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mrs TANUJA PURANIK, Mr ARUN KUMAR SAHA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs TANUJA PURANIK	CLASSIC CONSTRUCTION-12.2856 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs TANUJA PURANIK	CLASSIC CONSTRUCTION-1000 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. : 411280700014 Premises No. : 1 Ward No. : 128 Street Name : BIDHU BH, SENGUPTA ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : TANUJA PURANIK Owner Address : 1, BIDHU BH. SENGUPTA ROAD , P.O.+P.S.- PARNASREE, KOLKATA Pin No. : 700034	Character of Premises: Constructed Building Total Area of Land: 13 Cottah, 3 Chatak,

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 05-01-2025) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 05-01-2025)
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





सत्यमेव जयते

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

Query No / Year	2003101122/2024	Office where deed will be registered
Query Date	06/12/2024 3:54:22 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	B DAS 5, N P ROAD KOL-700034, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 8100961958, Status : Seller/Executant	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 97,77,477/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhu Bhushan Sen Gupta Road, , Premises No: 1, , Ward No: 128, Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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Grand Total :				12.2856Dec	1 /-	90,27,477 /-	

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/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	7,50,000 /-	



Query No: 2003101122 of 2024, Printed On : Dec 6 2024 3:54PM, Generated from wbregistration.gov.in

Govt. of West Bengal
Directorate of Registration & Stamp

Revenue
GRIPS eChallan



GRN Details

GRN:	19202420315071438	Payment Mode:	SBI Eps
GRN Date:	13/12/2024 14:19:02	Bank/Gateway:	SBIePay Payment Gateway
RRN:	8905094463346	RRN Date:	13/12/2024 14:19:34
Gateway Ref ID:	CIR9151847	Method:	State Bank of India NB
GRIPS Payment ID:	131220242031507144	Payment Init. Date:	13/12/2024 14:19:02
Payment Status:	Successful	Payment Ref. No:	20011011229/2024

Depositor Details

Depositor's Name: Mr Arun Kumar Saha
 Address: 25/24, B.B. Sengupta Road, Kolkata 700034
 Mobile: 9433221126
 Period From (dd/mm/yyyy): 13/12/2024
 Period To (dd/mm/yyyy): 13/12/2024
 Payment Ref ID: 20031011229/2024
 Dept Ref ID/DRN: 20031011229/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	20011011229/2024	Property Registration-Stamp duty	0010-02-103-003-02	5024
2	20031011229/2024	Property Registration-Registration Fee	0050-03-104-001-16	50024
			Total	55042

IN WORDS: FIFTY FIVE THOUSAND FORTY TWO ONLY.