

8148/24

T- 8130/24



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

L 550896

(S.D.R.)  
 प.नं. 200247549/2024  
 25.9.24  
 11:10AM

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.

(S.D.R.)

Addl. District Sub-Registrar  
 Bahala, South 24 Parganas

25 SEP 2024

**DEVELOPMENT AGREEMENT**

THIS **DEVELOPMENT AGREEMENT** is made at Kolkata on this the 25<sup>th</sup> day of September, Two Thousand and Twenty Four (2024)

**BETWEEN**

(Handwritten mark)

### Major Information of the Deed

Deed No.:	I-1607-08170/2024	Date of Registration:	25/09/2024
Query No./Year:	1607-2002495481/2024	Office where deed is registered:	
Query Date:	20/09/2024 6:01:12 PM		
Applicant Name, Address & Other Details	A GHOSH AND ASSOCIATES BEHALA, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 6290664014, Status : Solicitor firm		
Transaction:	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Rs. 2/-	Market Value	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]
Stamp Duty Paid (SD)	Rs. 10,021/- (Article:48(g))	Registration Fee Paid	Rs. 2,021/- (Article:E, E, B)
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :



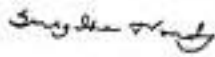
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Becharam Chatterjee Road, Road Zone : (Rest (Ward 128) - ) , Premises No: 139, Ward No: 128 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	4 Katha 7 Chatak 35 Sq Ft	1/-	76,26,389/-	Width of Approach Road: 18 Ft.,
<b>Grand Total :</b>				<b>7.4021Dec</b>	<b>1 /-</b>	<b>76,26,389 /-</b>	



#### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	700 Sq FL	1/-	2,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq FL, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>700 sq ft</b>	<b>1 /-</b>	<b>2,10,000 /-</b>	





SI No	Name	Photo	Finger Print	Signature
4	<b>Mrs SNIGDHA NANDY</b> Wife of Mr ANUP KUMAR NANDY Executed by: Self, Date of Execution: 25/09/2024 , Admitted by: Self, Date of Admission: 25/09/2024 ,Place : Office		 Captured	
A-32, S. S.B. SARANI, SECTOR-2C, BIDHAN NAGAR, City:- , P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.: ABxxxxxx8P, Aadhaar No: 36xxxxxxxx5625, Status :Individual, Executed by: Self, Date of Execution: 25/09/2024 , Admitted by: Self, Date of Admission: 25/09/2024 ,Place : Office				

**Developer Details :**

SI No	Name	Address	Photo	Finger print and Signature
1	<b>ADDYAMA INTERNATIONAL</b>	350, JOYRAMPUR JALA ROAD, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Date of Incorporation:XX-XX-2XX4 , PAN No.: AGxxxxxx3B, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative		 Captured

**Representative Details :**

SI No	Name	Address	Photo	Finger print and Signature
1	<b>Mr DEBAPRIYA DAS GUPTA (Presentant)</b>	Son of Late AMAL DAS GUPTA Date of Execution - 25/09/2024 , , Admitted by: Self, Date of Admission: 25/09/2024 , Place of Admission of Execution: Office		 Captured
350, JOYRAMPUR JALA ROAD, PARNASREE PALLY, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: AGxxxxxx3B, Aadhaar No: 54xxxxxxxx3216 Status : Representative, Representative of : ADDYAMA INTERNATIONAL (as PROPRIETOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ARPAN KANTI GHOSH</b> Son of Mr U K GHOSH 2 N C DAS ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034		 Captured	

25/09/2024

25/09/2024

25/09/2024

Beneficiaries: M. Mrs. TAPATI DUTTA, Mrs. KRISHNA SINGHA, Mrs. SIFRA SAGITTACHARI, Mrs. SANGHAI NANDY, M. DEBAPRIYA DAS GUPTA

Transfer of Property		
Sl. No.	From	To, With area (Meters Sq.)
1	Mrs. TAPATI DUTTA	RESIDENTIAL PLOT/STAND NO. 101, BRIDGE ROAD
2	Mrs. KRISHNA SINGHA	RESIDENTIAL PLOT/STAND NO. 101, BRIDGE ROAD
3	Mrs. SIFRA SAGITTACHARI	RESIDENTIAL PLOT/STAND NO. 101, BRIDGE ROAD
4	Mrs. SANGHAI NANDY	RESIDENTIAL PLOT/STAND NO. 101, BRIDGE ROAD
Transfer of Property		
Sl. No.	From	To, With area (Meters Sq.)
1	Mrs. TAPATI DUTTA	RESIDENTIAL PLOT/STAND NO. 101, BRIDGE ROAD 24.75
2	Mrs. KRISHNA SINGHA	RESIDENTIAL PLOT/STAND NO. 101, BRIDGE ROAD 24.75
3	Mrs. SIFRA SAGITTACHARI	RESIDENTIAL PLOT/STAND NO. 101, BRIDGE ROAD 24.75
4	Mrs. SANGHAI NANDY	RESIDENTIAL PLOT/STAND NO. 101, BRIDGE ROAD 24.75

Endorsement For Deed Number : I - 160708170 / 2024

On 23/09/2024

Certificate of Market Value (WB Registration Rules 1962)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 78,36,389/-

*S Sourav*

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

On 25/09/2024

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

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

Presentation (Under Section 52 & Rule 22(a) & (1) W.B. Registration Rules 1962)

Presented for registration at 11:10 hrs on 25-09-2024, at the Office of the A.D.S.R. BEHALA by Mr DEBAPRIYA DAS GUPTA .

Admission of Execution (Under Section 59, W.B. Registration Rules 1962)

Execution is admitted on 25/09/2024 by 1. Mrs TAPATI DUTTA, Wife of Late KALYANMAY DUTTA, 1A/11A, PARUI KANCHA ROAD, YUBA SANGATHAN CLUB, P.O: SARSUNA, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 2. Mrs KRISHNA SINHA, Wife of Late HIMADRI KUMAR SINHA, 135, SARSUNA MAIN ROAD, SARSUNA BAZAR, CHATTERJEE PARA, P.O: SARSUNA, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 3. Mrs SIPRA BHATTACHARJEE, Wife of Late ABHOY KUMAR BHATTACHARJEE, BLOCK F/1/2, BUDGE BUDGE ROAD, S.M. NAGAR GOVT. HOUSING ESTATE, P.O: SARKARPOOL, Thana: Mahashtala, South 24-Parganas, WEST BENGAL, India, PIN - 700143, by caste Hindu, by Profession House wife, 4. Mrs SNIGDHA NANDY, Wife of Mr ANUP KUMAR NANDY, A-32, S. S.B. SARANI, SECTOR-2C, BIDHAN NAGAR, P.O: DURGAPUR, Thana: Durgapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife

Identified by Mr ARPAN KANTI GHOSH, Son of Mr U K GHOSH, 2 N C DAS ROAD, P.O: BEHALA, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

Admission of Execution (Under Section 59, W.B. Registration Rules 1962) (Representative)

Execution is admitted on 25-09-2024 by Mr DEBAPRIYA DAS GUPTA, PROPRIETOR, ADDYAMA INTERNATIONAL, 350, JOYRAMPUR JALA ROAD, PARNASREE PALLY, City:-, P.O:- PARNASREE PALLY, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Identified by Mr ARPAN KANTI GHOSH, Son of Mr U K GHOSH, 2 N C DAS ROAD, 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 2,021.00/- ( B = Rs 2,000.00/- , E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/09/2024 10:34PM with Govt. Ref. No: 152024250223440125 on 24-09-2024, Amount Rs: 2,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CYCPKP6 on 24-09-2024, 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 14201, Amount: Rs.5,000.00/-, Date of Purchase: 20/09/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/09/2024 10:34PM with Govt. Ref. No: 192024250223440125 on 24-09-2024, Amount Rs: 5,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CYGPKP6 on 24-09-2024, 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 228882 to 228924  
being No 160708170 for the year 2024.



*Sourav*

Digitally signed by SOURAV CHAKRABORTY  
Date: 2024.09.30 16:57:28 +05:30  
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 30/09/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(1) SMT. TAPATI DUTTA (PAN ACOPD3577B & AADHAAR NO. 2840 6672 2104), Wife of Late Kalyanmay Datta, by Occupation - Housewife, residing at 1A/11A, Parul Kancha Road, Yuba Sangathan Club, P.O. Sarsuna, Police Station Behala presently Parnasree, Kolkata - 700061, District South 24 Parganas, (2) SMT. KRISHNA SINHA (PAN AIWPS3792H & AADHAAR NO. 4184 6590 6906), Wife of Late Himadri Kumar Sinha and Daughter of Late Bhupendra Chandra Dutta, by Occupation - Housewife, residing at 135, Sarsuna Main Road, Sarsuna Bazar, Chatterjee Para, P.O. Sarsuna Police Station Behala presently Parnasree, Kolkata - 700061, District South 24 Parganas, (3) SMT. SIPRA BHATTACHARJEE (PAN AQFPB4203K & AADHAAR NO. 3040 7723 1844), Wife of Late Abhoy Kumar Bhattacharjee and Daughter of Late Bhupendra Chandra Dutta, by Occupation - Housewife, residing at Block F/1/2, Budge Budge Road, S. M. Nagar Govt. Housing Estate, P.O. Sarkarpool, Police Station Maheshtala Kolkata - 700143, District South 24 Parganas and (4) SMT. SNIGDHA NANDY (PAN ABYPN5508P & AADHAAR NO. 3649 8797 5625), Wife of Sri Anup Kumar Nandy and Daughter of Daughter of Late Bhupendra Chandra Dutta, by Occupation - Housewife, residing at A-32, S. S.B. Sarani, Sector-2C, Bidhan Nagar, P.O. Durgapur, Police Station Paschim Bardhaman, Pin - 713212, West Bengal, all Nationality - Indian, all by religion Hindu, hereinafter called and referred to as "OWNERS/FIRST PARTY" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART :

**AND**

M/S. ADDYAMA INTERNATIONAL, a Proprietorship Firm having its Office at 350, Joyrampur Jala Road, Parnasree Pally P.O. Parnasree Pally, Police Station Behala presently Parnasree, Kolkata - 700060, District South 24 Parganas, represented by its sole Proprietor SRI DEBAPRIYA DAS GUPTA (PAN AGRPD0863B & AADHAAR NO. 5424 4231 3216), Son of Late Amal Das Gupta, by Nationality Indian, by religion Hindu, by Occupation - Business, residing at 350, Joyrampur Jala Road, Parnasree Pally, P.O. Parnasree, Police Station Behala presently Parnasree, Kolkata - 700060, District South 24 Parganas, 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 administrators, legal representatives, successors, successor-in-office and/or assigns) of the OTHER PART.

**WHEREAS** One Smt. Nilima Dutta, Wife of Bhupendra Chandra Datta, since deceased during her lifetime purchased **ALL THAT** piece and parcel of land measuring 4 (Four) Cottahs 7 (Seven) Chittaks 35 (Thirty Five) Sq. ft. be the same or a little more or less comprising **ALL THAT** piece and parcel of land measuring 3 (Three) Cottahs 10 (Ten) Chittaks 26 (Twenty Six) Sq. ft. be the same or a little more or less lying and situated in C. S. and R. S. Dag No. 277/346 under C. S. and R. S. Khatian No. 68/1 and **ALL THAT** piece and parcel of land measuring 13 (Thirteen) Chittaks 9 (Nine) Sq. ft. be the same or a little more or less lying and situated in C. S. and R. S. Dag No. 277/347 under C. S. and R. S. Khatian No. 38 both in Mouza Ramnarayan Taluk, J. L. No. 4, Touzi No. 345, Pargana Balia, Police Station Behala presently Parnasree, District Sub-Registry Office at Alipore and within the local limit of the then South Suburban Municipality and now within Ward No. 128 of The Kolkata Municipal Corporation in the District of the then 24 Parganas now South 24 Parganas from one Mon Mohan Ghosh and Rabindra Nath Ghosh, both Sons of Late Sarat Chandra Ghosh by virtue of a registered Deed of Sale written in Bengali dated 25/04/1958 duly registered in the Office of the Joint Sub-Registrar of Alipore at Behala and recorded in Book No. 1, Volume No. 29, Pages from 239 to 241, being No. 1583 for the year 1958 with a valuable consideration mentioned therein.

**AND WHEREAS** the said property was recorded in the name of the said Mon Mohan Ghosh in L. R. Dag No. 277/346 under L. R. Khatian Nos. 317, 370 and 717 and in the name of the said Rabindra Nath Ghosh in L. R. Dag No. 277/347 under L. R. Khatian Nos. 318, 319 and 369 in Mouza Ram Narayan Taluk, J. L. No. 104, Police Station Behala presently Parnasree in the L. R. Settlement and finally published.

**AND WHEREAS** after purchasing the said property, the said Smt. Nilima Dutta seized and possessed the same as absolute owner thereof and mutated her 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. 139, Becharam Chatterjee Road, within Ward No. 128 of The Kolkata Municipal Corporation and its mailing address 149/1/1, Becharam Chatterjee Road, Police Station Behala presently Parnasree, Kolkata – 700034 and its Assessee No. 41-128-02-1135-0 in the District of South 24 Parganas 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. Nilima Dutta died intestate on 20/05/2018 leaving behind her only son Kalyanmay Datta, since deceased and three married daughters namely Smt. Krishna Sinha, Wife of Late Himadri Kumar Sinha, Smt. Shipra Bhattacharjee, Wife of Late Abhoy Kumar Bhattacharjee and Smt. Snigdha Nandy, Wife of Anup Kumar Nandy as her only legal heirs, heiresses and successors who inherited the said property as left by the said Smt. Nilima Dutta, since deceased as per the provision of Hindu Succession Act, 1956 as husband of the said Smt. Nilima Dutta namely Bhupendra Chandra Datta died earlier on 11/12/2000 before the death of the said Smt. Nilima Dutta.

**AND WHEREAS** after the death of the said Smt. Nilima Dutta, the said Kalyanmay Datta, since deceased, Smt. Krishna Sinha, Wife of Late Himadri Kumar Sinha, Smt. Shipra Bhattacharjee, Wife of Late Abhoy Kumar Bhattacharjee and Smt. Snigdha Nandy, Wife of Anup Kumar Nandy became the joint Owners of **ALL THAT** piece and parcel of land measuring 4 (Four) Cottahs 7 (Seven) Chittaks 35 (Thirty Five) Sq. ft. be the same or a little more or less together with Cemented Flooring Roof Tile Shed residential Structure having an area of 700 Sq. ft. (more or less) standing thereon comprising **ALL THAT** piece and parcel of land measuring 3 (Three) Cottahs 10 (Ten) Chittaks 26 (Twenty Six) Sq. ft. be the same or a little more or less lying and situated in C. S. and R. S. Dag No. 277/346 under C. S. and R. S. Khatian No. 68/1 and **ALL THAT** piece and parcel of land measuring 13 (Thirteen) Chittaks 9 (Nine) Sq. ft. be the same or a little more or less lying and situated in C. S. and R. S. Dag No. 277/347 under C. S. and R. S. Khatian No. 38 both in Mouza Ramnarayan Taluk, J. L. No. 4, Touzi No. 345, Pargana Balia, Police Station Behala presently Parnasree, District Sub-Registry Office at Alipore and Addl. District Sub-Registry Office at Behala and its Municipal Premises No. 139, Becharam Chatterjee Road, within Ward No. 128 of The Kolkata Municipal Corporation and its mailing address 149/1/1, Becharam Chatterjee Road, Police Station Behala presently Parnasree, Kolkata – 700034 and its Assessee No. 41-128-02-1135-0 in the District of South 24 Parganas along with right to enjoy the 18' ft. wide K.M.C. Road on the Western Side and 10' ft. wide K.M.C. Road on the Southern Side of the said property and were enjoying the same by payment of rates and taxes to the appropriate authorities and each having undivided and undemarcated 1/4<sup>th</sup> share of the said property.

**AND WHEREAS** during enjoyment of the said property the said Kalyanmay Datta, died intestate on 04/05/2021 leaving behind his wife Smt. Tapati Dutta as his only legal heiress and successor who inherited the undivided and undemarcated 1/4<sup>th</sup> share of the said property as left by the said Kalyanmay Datta, since deceased as per the provision of the Hindu Succession Act, 1956. Be it noted here that only daughter of said Kalyanmay Datta namely Madhu Chhanda Datta died earlier on 10/08/2005.

**AND WHEREAS** after the death of the said Kalyanmay Datta, the said Smt. Tapati Dutta, Smt. Krishna Sinha, Wife of Late Himadri Kumar Sinha, Smt. Shipra Bhattacharjee, Wife of Late Abhoy Kumar Bhattacharjee and Smt. Snigdha Nandy, Wife of Anup Kumar Nandy became the joint Owners of **ALL THAT** piece and parcel of land measuring 4 (Four) Cottahs 7 (Seven) Chittaks 35 (Thirty Five) Sq. ft. be the same or a little more or less together with Cemented Flooring Roof Tile Shed residential Structure having an area of 700 Sq. ft. (more or less) standing thereon comprising **ALL THAT** piece and parcel of land measuring 3 (Three) Cottahs 10 (Ten) Chittaks 26 (Twenty Six) Sq. ft. be the same or a little more or less lying and situated in C. S. and R. S. Dag No. 277/346 under C. S. and R. S. Khatian No. 68/1 and **ALL THAT** piece and parcel of land measuring 13 (Thirteen) Chittaks 9 (Nine) Sq. ft. be the same or a little more or less lying and situated in C. S. and R. S. Dag No. 277/347 under C. S. and R. S. Khatian No. 38 both in Mouza Ramnarayan Taluk, J. L. No. 4, Touzi No. 345, Pargana Balia, Police Station Behala presently Parnasree, District Sub-Registry Office at Alipore and Addl. District Sub-Registry Office at Behala and its Municipal Premises No. 139, Becharam Chatterjee Road, within Ward No. 128 of The Kolkata Municipal Corporation and its mailing address 149/1/1, Becharam Chatterjee Road, Police Station Behala presently Parnasree, Kolkata – 700034 and its Assessee No. 41-128-02-1135-0 in the District of South 24 Parganas along with right to enjoy the 18' ft. wide K.M.C. Road on the Western Side and 10' ft. wide K.M.C. Road on the Southern Side of the said property and were enjoying the same by payment of rates and taxes to the appropriate authorities and each having undivided and undemarcated 1/4<sup>th</sup> share of the said property and are enjoying the same by payment of rates and taxes to the appropriate authorities .

**AND WHEREAS** in the L. R. Settlement the said property is recorded in the name of the said Smt. Krishna Sinha in L. R. Khatian No. 987 and in the name of the said Smt. Shipra Bhattacharjee in L. R. Khatian No. 988 and in the name of the said Smt.

BL

Tapati Dutta in L. R. Khatian No. 989 and in the name of the said Smt. Snigdha Nandy in L. R. Khatian No. 990 in respect of L. R. Dag Nos. 277/346 and 277/347 in Mouza Ram Narayan Taluk, J. L. No. 104, Police Station Behala presently Parnasree and finally published.

**AND WHEREAS** the Owners/First Party herein decided to develop their aforesaid property by erecting Multi-Storeyed Building thereon consisting of several Flats, Car Parking Spaces and other Spaces after demolition of the existing structure standing thereon.

**AND WHEREAS** accordingly the Owners/First Party herein approached the Developer/Second Party herein to construct the "BUILDING" on the said property after demolition of the existing structure standing thereon.

**AND WHEREAS** the Developer/Second Party after discussion with the Owners/First Party herein have agreed to undertake the development work on the said plot of land after the demolition of the existing structure standing thereon with works specification as mentioned herein below.

**AND WHEREAS** to avoid future complications the parties hereto of this Development Agreement have agreed and enter into this Development Agreement on this 20<sup>th</sup> September 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. **OWNERS** - shall mean (1) **SMT. TAPATI DUTTA**, Wife of Late Kalyanmay Datta, residing at TA/11A, Para Kancha Road, Yuba Sangathan Club, P.O. Sarsuna, Police Station Behala presently Parnasree, Kolkata - 700061, District South 24 Parganas, (2) **SMT. KRISHNA SINHA**, Wife of Late Himadri Kumar Sinha and Daughter of Late Bhupendra Chandra Dutta, residing at 135, Sarsuna Main Road, Sarsuna Bazar, Chatterjee Para, P.O. Sarsuna Police Station Behala presently Parnasree, Kolkata - 700061, District South 24 Parganas, (3) **SMT. SIPRA BHATTACHARJEE**, Wife of Late Abhoy Kumar Bhattacharjee and Daughter of Late Bhupendra Chandra Dutta, residing

at Block F/1/2, Budge Budge Road, S. M. Nagar Govt. Housing Estate, P.O. Sarkarpool, Police Station Maheshtala Kolkata – 700143, District South 24 Parganas and (4) **SMT, SNIGDHA NANDY**, Wife of Sri Anup Kumar Nandy and Daughter of Daughter of Late Bhupendra Chandra Dutta, residing at A-32, S. S.B. Sarani, Sector-2C, Bidhan Nagar, P.O. Durgapur, Police Station Paschim Bardhaman, Pin – 713212, West Bengal and their respective heirs, executors, administrators, legal representatives and assigns.

2. **DEVELOPER** - shall mean **M/S. ADDYAMA INTERNATIONAL**, a Proprietorship Firm having its Office at 350, Joyrampur Jala Road, Parnasree Pally P.O. Parnasree Pally, Police Station Behala presently Parnasree, Kolkata – 700060, District South 24 Parganas, represented by its sole Proprietor **SRI DEBAPRIYA DAS GUPTA**, Son of Late Amal Das Gupta, residing at 350, Joyrampur Jala Road, Parnasree Pally, P.O. Parnasree, Police Station Behala presently Parnasree, Kolkata – 700060, District South 24 Parganas and its executors, administrators, legal representatives and assigns.

3. **THE SAID PROPERTY** - Shall mean **ALL THAT** piece and parcel of land measuring **4 (Four) Cottahs 7 (Seven) Chittaks 35 (Thirty Five) Sq. ft.** be the same or a little more or less **together with Cemented Flooring Roof Tile Shed residential Structure having an area of 700 Sq. ft. (more or less) standing thereon** comprising **ALL THAT** piece and parcel of land measuring 3 (Three) Cottahs 10 (Ten) Chittaks 26 (Twenty Six) Sq. ft. be the same or a little more or less lying and situated in C. S. and R. S. Dag No. 277/346 under C. S. and R. S. Khatian No. 68/1 and **ALL THAT** piece and parcel of land measuring 13 (Thirteen) Chittaks 9 (Nine) Sq. ft. be the same or a little more or less lying and situated in C. S. and R. S. Dag No. 277/347 under C. S. and R. S. Khatian No. 38 and current L. R. Dag Nos. 277/346 and 277/347 under L. R. Khatian Nos. 987, 988, 989 and 990 both in Mouza Ramnarayan Taluk, J. L. No. 4, Touzi No. 345, Pargana Balia, Police Station Behala presently Parnasree, District Sub-Registry Office at Alipore and Addl. District Sub-Registry Office at Behala and its **Municipal Premises No. 139, Becharam Chatterjee Road, within Ward No. 128 of The Kolkata Municipal Corporation and its mailing address 149/1/1, Becharam Chatterjee Road, Police Station Behala presently Parnasree, Kolkata – 700034 and its Assessee No. 41-128-02-1135-0 in the District of South 24 Parganas** along with right to enjoy the 18' ft. wide K.M.C. Road on the Western Side and 10' ft. wide K.M.C. Road on the Southern Side of the said property.

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4. **BUILDING** - shall mean the Multi-Storied Building to be constructed on the said premises in by the said Developer with its own cost and effort after demolition of the existing structure standing thereon.

5. **OWNERS' ALLOCATION** - The Developer shall allot the Owners as Owners' allocation in the following manner after construction of Multi-Storied Building on the said plot of land after demolition of the existing structure standing thereon.:

A) The Developer/Second Party shall provide **ALL THAT** Four Nos. of self contained residential 2BHK Flats each measuring 750 Sq. ft. (more or less) Super Built up area of the New Building – out of which Two Flats on the First Floor – one on South-East Side and another on the South-West Side of the newly constructed proposed Building and another Two Flats on the Second Floor – one on the South-East Side and another on the South-West Side 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 Owners/First Party herein. The said Flats consisting of Two Bed Rooms, One Kitchen-cum-Dining Space, One Toilet, One W.C. and One Balcony.

Excepting 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 Owners/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. The Owners' 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 already paid **Rs.2,00,000/- (Rupees Two Lakhs) only** to the Owner/First Party herein as non-refundable amount or forfeit money for the development of the said property before execution of this Development Agreement out of the total amount of **Rs.6,00,000/- (Rupees Six Lakhs) only** and remaining amount of **Rs.4,00,000/- (Rupees Four Lakhs) only** shall be

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payable at the time of handover of possession of Owners' allocation to the Owners/First Party herein.

D) Except the above the Owners/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 and other spaces in the Developer's allocation of the building to be constructed on the said plot of land.

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

F) **POSSESSION OF THE SAID BUILDING** : The Developer shall handover the possession of the Owners' allocation in the building to be constructed on the said Premises within 24 months from the date of sanction of Building Plan subject to handover the vacant possession of the said property to the Developer/Second Party by the Owners.

G) The Owners shall pay the rates and taxes in respect of the said property upto the date of execution of this Development Agreement and the Developer 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 Owners to till date of handover of Owners' allocation in the Building to the Owners and the Owners is liable to pay the rates and taxes in respect of the Owners' allocation of the Building from the date of taking over the said allocation. After allotment of Owners' allocation to the Owners, the Developer shall be responsible and liable for payment of rates and taxes in respect of the Developer's allocation in the Building.

H) The original copies of title deed, Tax Receipt of the K.M.C. including Mutation Certificate, Khajna receipt and other related deeds and other related documents in respect of the said property shall be delivered by the Owners/First Party herein to the Developer/Second Party on proper receipt at the time of execution of this Development Agreement and the Developer/Second Party shall return the said Original Deeds and documents to the Owners/First Party herein after completion of the total project and sale of Developer's Allocation.

6. **DEVELOPER'S ALLOCATION** : Shall mean the remaining constructed area of the Multi-Storied Building to be constructed on the said premises excepting Owners' allocation after providing common facilities on the Ground Floor 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.

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

The Developer 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 may be appointed by the Developer for supervising the construction of the building and act as per The Kolkata Municipal Corporation building rules.

8. **BUILDING PLAN** - Shall mean such plan prepared by the Architect appointed by the Developer and to be sanctioned by The Kolkata Municipal Corporation S.S. Unit and the cost of the Building Plan shall be borne by the Developer. The Developer shall cause to sanction the Building Plan in the names of the Owners upon supplying all deeds and documents from the Land Owners as per requisition of the Developer and the Original copy of the said deeds and documents shall be produced by the land owners as per demand of the Developer.

9. **COMMON EXPENSES** - shall mean and include proportionate share of the cost, charges and expenses for working, maintenance upkeep, repair and replacement of the common parts, common amenities.

10. **COMMON AREAS AND COMMON FACILITIES** - Shall include corridors, stairways, passageways, common toilets, on the Ground Floor, pump room, water, pump and motor and ultimate Roof (Roof of the Building as per the Building Plan duly sanctioned by The Kolkata Municipal Corporation) 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 building which shall always remain as joint property of the Owners and/or their nominee or nominees or legal heirs and the Developer and/or their respective nominee or nominees.

11. **SALEABLE SPACE** : the Developer shall be entitled to deal with its allocation as per its own decision and choice and shall have right to enter into Agreement for Sale in respect of the sale of the Flats within the Developer's allocation as specified above.

#### **ARTICLE – II, COMMENCEMENT**

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

#### **ARTICLE – III, OWNERS' RIGHTS AND REPRESENTATION**

1. The Owners shall make over and deliver the possession of the said total premises to the Developer for the purpose of the development work with the terms and conditions of this Development Agreement.
2. The Developer has satisfied that the Owners have a good, clear absolute marketable title to enter into this Agreement with the Developer.
3. None else other than the Owners have 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 has been received or has been served upon the Owners nor the Owners are 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 Owners are solely responsible for handover the vacant possession of the said Premises to the Developer for construction purpose i.e. construction of the Building.

#### **ARTICLE – IV, DEVELOPER'S RIGHTS**

1. The Owners hereby grant subject to what have been hereunder provided exclusive right to the Developer to construct Building on the said premises 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 on behalf of the Owners at the Developer's own cost and expenses and the Developer shall pay and bear all fees including Architect's fees, charges and expenses required to be paid or deposited for aforesaid purpose.

2. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said premises or any part thereof to the Developer or creating any right title or interest in respect thereof to the Developer 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 Owners' allocation as per the terms of these presents.

#### **ARTICLE - V, POSSESSION**

1. Possession of the said premises shall be handed over by the Owners to the Developer on the date as per requisition in writing of the Developer only for construction purpose as per the terms of this Agreement subject to Article XII..

2. The Developer after obtaining the possession of the said premises from the Owners shall issue a certificate indicating that the Developer have obtained possession of the said premises from the Owners free from all encumbrances whatsoever.

#### **ARTICLE - VI, PROCEDURE**

1. Development Power of Attorney : The Owners shall grant proper authority to the Developer by executing a Development Power of Attorney duly registered as may be required by the Developer for the purpose of the construction of the Multi-Storied Building on the said premises and represent the Owners for all purpose in connection with the construction work of the said building before the appropriate authorities alongwith Agreement for sale and Deed of Conveyance of Flats within the Developer's allocation of the said Building provided the same shall not create any financial liabilities upon the Owners for construction of the Multi-Storied Building in any manner whatsoever.

2. Further Acts : Notwithstanding grant of the aforesaid Development Power of Attorney the Owners hereby undertake that the Owners will sign all papers, documents deed etc. required for the construction of the Multi-Storeyed Building and sanction of Building Plan at the Developer's cost as per requisitions of the Developer.

#### **ARTICLE – VII, BUILDING**

1. The Developer 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 and with the best basic materials with an intent that the said building will be a decent and strong residential building with fittings and fixtures as are mentioned in the FIFTH SCHEDULE hereunder written.
2. Subject to as aforesaid the decision of the Architect engaged in the said project by the Developer regarding the quality of the basic building materials shall be final and binding on the parties hereto.
3. The Developer at its own cost and expenses shall be authorized in the names of the Owners if necessary to apply and obtain quotas, and other allocations for cement, steel, bricks and other building materials, allocable to the Owners 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 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 shall get the vacant possession of the said premises from the Owners.

#### **ARTICLE – VIII, DEALING OF SPACE IN THE BUILDING**

1. The Developer shall on completion of the new building put the Owners into undisputed possession of the Owners' allocation **TOGETHER WITH** the rights in proportionate share of land along with right to enjoy the common areas, facilities and amenities including roof as common. The Owners' Allocation shall be completed in all

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respect and shall be provided with the fixture & fittings and all amenities as set out in the **FIFTH SCHEDULE** hereinafter stated.

2. The Owners shall be entitled to transfer or otherwise deal with the Owners' allocation in the new building to be constructed by the Developer.
3. The Developer 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 Owners herein and the Owners 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 and on getting the Owners' allocation, the Owners through their Constituted Attorney shall execute the Deed of Conveyance or Conveyances as Vendors in favour of the Developer 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 or its nominee or nominees.

#### 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 shall handover the allocation to the Owners as mentioned in the Second Schedule hereto and the remaining portion of the Building shall be treated as the Developer's Allocation and the Developer shall have exclusive right over the Developer's allocation of the Building. The Owners and the Developer 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 Owners' allocation in the new building shall be subject to the provisions hereof and the party of the Owners thereafter be responsible to pay the said rates and service charges for the common facilities in respect of the space transferred to her/them.

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ARTICLE - X - COMMON RESTRICTION

1. The Owners' Allocation in the building shall be the 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.
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

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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 at the said premises.

#### ARTICLE – XI -OWNERS' OBLIGATION

1. The Owners doth hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer 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 Owners doth agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building at the said premises to be constructed by the Developer excepting on reasonable grounds.

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

#### ARTICLE – XII, DEVELOPER'S OBLIGATION

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

If the Developer/Second Party herein fails to handover the Owners' allocation within the aforesaid stipulated time due to force majeure, Labor Strike or any unavoidable

circumstances in that case the Owners shall give another period of 6 months for completion of the total project.

2. The Developer hereby agrees and covenants that the Developer shall strictly follow the rules and regulation of the Building Rules of The Kolkata Municipal Corporation, Building Department during the period of construction and not to do any act, deed or thing whereby the Owners are prevented from enjoying selling assigning and/or disposing the Owners' allocation in the said premises.

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

4. The Developer shall be entitled to deal with its allocation in the Building to be constructed on the said premises and the Developer shall be entitled to enter into any agreement for Sale or Deed of Conveyance for sale of Flats 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.

5. The Developer shall construct the building in accordance with the Building Plan to be sanctioned by the K.M.C., consequences of any deviation which may invite any objection from the appropriate authority/ies shall be the sole responsibility of the Developer.

#### ARTICLE – XIII, OWNERS' INDEMNITY

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

#### ARTICLE – XIV, DEVELOPER'S INDEMNITY

1. The Developer doth hereby undertake to keep the Owners and their 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 said premises and/or in the matter of construction of the said building and/or defect therein.

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ARTICLE – XV, MISCELLANEOUS

1. The Owners and the Developer have entered into this Agreement purely as a 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.

2. It is understood from time to time to facilitate uninterrupted Construction of the building by the Developer 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 Owners relating to which specific provision may not have been mentioned herein, the Owners hereby undertake to do all such acts, deeds, matters and things and the Owners 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 Owners and/or against the sprits of these presents.

3. The Owners 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 and the Developer shall always keep the Owners indemnified against all actions/claims, suits proceedings, cost, charges and expenses in respect thereof.

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

5. From the date of assessment 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 subject to the handover of the possession of the Owners' allocation.

6. As soon as the building is completed within the time herein above mentioned the Developer shall give written notice to the Owners regarding handing over the Possession of the Owners' allocation in the new building and the Developer shall issue the Possession letter for Owners' Allocation to the Owners.

7. The building proposed to be constructed by the Developer 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.

**ARTICLE – XVI, 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. Civil Court having jurisdiction over the said property will be the actual forum or place to solve the dispute.

**ARTICLE – XVII, 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, 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.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**(Description of the property which is the subject matter of the Development Agreement)**

**ALL THAT** piece and parcel of land measuring **4 (Four) Cottahs 7 (Seven) Chittaks 35 (Thirty Five) Sq. ft.** be the same or a little more or less together with **Cemented Flooring Roof Tile Shed residential Structure having an area of 700 Sq. ft. (more or less) standing thereon comprising ALL THAT** piece and parcel of land measuring **3 (Three) Cottahs 10 (Ten) Chittaks 26 (Twenty Six) Sq. ft.** be the same or a little more or less lying and situated in C. S. and R. S. Dag No. 277/346 under C. S. and R. S. Khatian No. 68/1 and **ALL THAT** piece and parcel of land measuring **13 (Thirteen) Chittaks 9 (Nine) Sq. ft.** be the same or a little more or less lying and situated in C. S. and R. S. Dag No. 277/347 under C. S. and R. S. Khatian No. 38 and current L. R. Dag Nos. 277/346 and 277/347 under L. R. Khatian Nos. 987, 988, 989 and 990 both in Mouza Ramnarayan Taluk, J. L. No. 4, Touzi No. 345, Pargana Balia, Police Station Behala presently Parnasree, District Sub-Registry Office at Allpore and Addl. District

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Sub-Registry Office at Behala and its Municipal Premises No. 139, Becharam Chatterjee Road, within Ward No. 128 of The Kolkata Municipal Corporation and its mailing address 149/1/1, Becharam Chatterjee Road, Police Station Behala presently Parnasree, Kolkata – 700034 and its Assessee No. 41-128-02-1135-0 in the District of South 24 Parganas along with right to enjoy the 18' ft. wide K.M.C. Road on the Western Side and 10' ft. wide K.M.C. Road on the Southern Side of the said property and the said property is butted and bounded as follows:-

ON THE NORTH : By the property of Manik Lal Manna;

ON THE SOUTH : By 10' ft. wide K.M.C. Road

ON THE EAST : By the property of Manmohan Ghosh and Others

ON THE WEST : By 18' ft. wide Becharam Chatterjee Road.

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

The Developer shall provide the Owners' allocation in the Building to be constructed on the said premises (after demolition of existing structure standing thereon) in the following manner:

A) The Developer/Second Party shall provide **ALL THAT** Four Nos. of self contained residential 2BHK Flats each measuring 750 Sq. ft. (more or less) Super Built up area of the New Building – out of which Two Flats on the First Floor – one on South-East Side and another on the South-West Side of the newly constructed proposed Building and another Two Flats on the Second Floor – one on the South-East Side and another on the South-West Side 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 Owners/First Party herein. The said Flats consisting of Two Bed Rooms, One Kitchen-cum-Dining Space, One Toilet, One W.C. and One Balcony.

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Excepting 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 Owners/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. The Owners' 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 already paid Rs.2,00,000/- (Rupees Two Lakhs) only to the Owner/First Party herein as non-refundable amount or forfeit money for the development of the said property before execution of this Development Agreement out of the total amount of Rs.6,00,000/- (Rupees Six Lakhs) only and remaining amount of Rs.4,00,000/- (Rupees Four Lakhs) only shall be payable at the time of handover of possession of Owners' allocation to the Owners/First Party herein.

D) Except the above the Owners/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 and other spaces in the Developer's allocation of the building to be constructed on the said plot of land.

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

F) **POSSESSION OF THE SAID BUILDING** : The Developer shall handover the possession of the Owners' allocation in the building to be constructed on the said Premises within 24 months from the date of sanction of Building Plan subject to handover the vacant possession of the said property to the Developer/Second Party by the Owners.

G) The Owners shall pay the rates and taxes in respect of the said property upto the date of execution of this Development Agreement and the Developer shall be liable and

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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 Owners to till date of handover of Owners' allocation in the Building to the Owners and the Owners is liable to pay the rates and taxes in respect of the Owners' allocation of the Building from the date of taking over the said allocation. After allotment of Owners' allocation to the Owners, the Developer shall be responsible and liable for payment of rates and taxes in respect of the Developer's allocation in the Building.

H) The original copies of title deed, Tax Receipt of the K.M.C. including Mutation Certificate, Khajna receipt and other related deeds and other related documents in respect of the said property shall be delivered by the Owners/First Party herein to the Developer/Second Party on proper receipt at the time of execution of this Development Agreement and the Developer/Second Party shall return the said Original Deeds and documents to the Owners/First Party herein after completion of the total project and sale of Developer's Allocation.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**  
**(DESCRIPTION OF THE ALLOCATION OF THE DEVELOPER AFTER THE**  
**DEVELOPMENT OF THE FIRST SCHEDULE PROPERTY)**

Shall mean the remaining constructed area of the Multi-Storied Building to be constructed on the said premises excepting Owners' allocation after providing common facilities on the Ground Floor 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.

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

The Developer 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**  
**MULTI-STORIED 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.
- 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 carrying 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 Multi-Storied Building as are necessary for passage to and/or user of the units in common by the co-Owners.
- 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 : Four Passengers Lift.**

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

1. **FOUNDATION :**

The building is designed of R.C.C. fittings and frames.

2. **WALLS :**

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

All inside wall will be coated with Wall Putty.

3. **FLOORING:**

a) All Bed rooms, Kitchen, living / dining room will be finished with Floor Tiles  
Stair and Stair case Will be of Marble finish

b) Toilet floor will be of Tiles finished.

c) Glazed tiles will be provided in all toilets upto 6' height and 6' ft. height for W.C.

d) Tiles will be provided at Cooking shelf with 3' ft dado upon the cooking shelf.

e) Bed Rooms and living/dining/window base will provided with Floor Tiles.

4. **DOORS/WINDOWS:**

a) All internal and bed room doors will be made of flush door with necessary fittings etc.

b) Main door will be made up of flush door and night latch, eye glass, handle etc.

c) Door frames will be made up Sal Wood.

d) Aluminium sliding Window with glass fitted.

*Bl*

5. **ELECTRIFICATION :**

Concealed wiring with FINOLEX will be provided in the flat. 15 Amps. Points will be provided in toilet and kitchen. Exhaust fan point will be provided in Kitchen and Toilet. A/c point shall be provided in each Flat (Two Rooms) of the Owners.

6. **SANITARY & PLUMBING :**

- a) Concealed water line of pipe be provided.
- b) White Commode, basin, A-1 type pan will be provided. If colour commode will be provided then chargers will be extra.
- c) Low height FVC white cistern will be provided.
- d) Low height bibcock for washing will be provided at Kitchen.
- e) Drain hole will be provided at bedroom and living/dinning.
- f) All fittings, i.e. bibcock, pillar cock, A. S. Cock, C. S. Cock will be C. P. V.C. Make. Fittings will be make of MARK/ESSCO.

7. **WATER : K.M.C. Water**

8. **LIFT : Four Passengers Lift (Any ISI Brand).**

BL

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.  
Anup Kumar Nandy  
A-32, Sahid Sukumar  
Banerjee Sarani,  
Bidhannagar  
Durgam - 713212.

2.  
Dipankar Bhattacharya  
F/2, SM Nagan  
Gout. Housing Estate  
Budge Budge Road,  
Kolkata - 700143

- ① Tapali Datta
- ② Krishna Saha
- ③ Lipra Bhattacharya
- ④ Anigda Nandy

SIGNATURE OF THE OWNERS/  
FIRST PARTY

M/s ADDYAMA INTERNATIONAL  
Debjyoti Das  
Proprietor

SIGNATURE OF THE DEVELOPER/  
SECOND PARTY

Drafted & Prepared by me,

Bimal Ch Lahiri

ADVOCATE  
Alipore Judges' Court, Kol-27.

BIMAL CH. LAHIRI, M.A., LLB  
Advocate  
Alipore Judges Court  
Kolkata-700 027  
Enrolment No.-WB/298/82

MEMO OF MONEY

RECEIVED from the within named Developer/Second Party the within mentioned sum of Rs.2,00,000/- (Rupees Two Lakhs) only as part of non-refundable or forfeit amount out of the total amount of Rs.6,00,000/- (Rupees Six Lakhs) only for the development of the said property as per Memo below.

MEMO

By Cheque No. 323772 dated 11/03/2022  
 Drawn on  
 in favour of Smt. Tapati Dutta

Rs.1,00,000.00

By Cheque No. 323773 dated 11/03/2022  
 Drawn on  
 in favour of Smt. Krishna Sinha

Rs.1,00,000.00

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 Rs.2,00,000.00
 

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[RUPEES TWO LAKHS] ONLY.WITNESSES:

1. R. Roy  
 59, Kailash Park  
 K-12











2. Ashish  
 21/10/2022  
 K-12

① Tapati Dutta  
 ② Krishna Sinha  
 ③ Lipra Bhatta Chaji  
 ④ Smigdha Mondy

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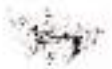









 SIGNATURE OF THE OWNERS/  
 FIRST PARTY

22.

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











Name... TAPATI DUTTA .....

Signature... Tapati Dutta .....

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

Name... KRISHNA SINHA .....

Signature... Krishna Sinha .....

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


Name... SIPRA BHATTACHARJEE .....

Signature... Sipra Bhattacharjee .....

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


Name.....

Signature.....

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

Name... SNIGDHA NANDY .....

Signature... Snigdha Nandy .....

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

Name... DEBAPRIYA DAS GUPTA .....

Signature... Debapriya Das Gupta .....



সংস্কৃত ভাষায়

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

Query No / Year	2002495481/2024	Office where deed will be registered
Query Date	20/09/2024 6:01:12 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	A GHOSH AND ASSOCIATES BEHALA, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 6290664014, Status : Solicitor firm	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]. [4311] Receipt [Rs : 2,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 78,36,389/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,021/- (Article:48(g))	Rs. 2,021/- (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: Becharam Chatterjee Road, Road Zone : (Rest (Ward 128) - ) , Premises No: 139, , Ward No: 128, Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 7 Chatak 35 Sq Ft	1/-	76,26,389/-	Width of Approach Road: 18 FL,
Grand Total :				7.4021Dec	1/-	76,26,389/-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft	1/-	2,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		700 sq ft	1/-	2,10,000/-	



Query No: 2002495481 of 2024, Printed On : Sep 20 2024 6:01PM, Generated from wbregistration.gov.in

**Land Lord Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mrs TAPATI DUTTA Wife of Late KALYANMAY DUTTA,1A/11A, PARUI KANCHA ROAD, YUBA SANGATHAN CLUB, City:- , P.O:- SARSUNA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-2XX4, PAN No. ACxxxxxx7B, Aadhaar No.: 28xxxxxxxx2104,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs KRISHNA SINHA Wife of Late HIMADRI KUMAR SINHA,135, SARSUNA MAIN ROAD, SARSUNA BAZAR, CHATTERJEE PARA, City:- , P.O:- SARSUNA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-2XX4, PAN No. ABxxxxxx2H, Aadhaar No.: 41xxxxxxxx6906,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs SIPRA BHATTACHARJEE Wife of Late ABHOY KUMAR BHATTACHARJEE,BLOCK F/1/2, BUDGE BUDGE ROAD, S.M. NAGAR GOVT. HOUSING ESTATE, City:- , P.O:- SARKARPOOL, P.S:-Maheshala, District:-South 24-Parganas, West Bengal, India, PIN:- 700143 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-2XX4, PAN No. AQxxxxxx3K, Aadhaar No.: 30xxxxxxxx1844,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mrs SNIGDHA NANDY Wife of Mr ANUP KUMAR NANDY,A-32, S. S.B. SARANI, SECTOR-2C, BIDHAN NAGAR, City:- , P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-2XX4, PAN No. ABxxxxxx8P, Aadhaar No.: 36xxxxxxxx5625,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	ADDYAMA INTERNATIONAL ,350, JOYRAMPUR JALA ROAD, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Date of Incorporate:XX-XX-2XX4, PAN No. AGxxxxxx3B, 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 DEBAPRIYA DAS GUPTA Son of Late AMAL DAS GUPTA350, JOYRAMPUR JALA ROAD, PARNASREE PALLY, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX4, PAN No. AGxxxxxx3B , Aadhaar No.: 54xxxxxxxx3216	ADDYAMA INTERNATIONAL (as PROPRIETOR)

**Identifier Details :**

Name & address
Mr ARPAN KANTI GHOSH Son of Mr U K GHOSH 2 N C DAS ROAD, 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 TAPATI DUTTA, Mrs KRISHNA SINHA, Mrs SIPRA BHATTACHARJEE, Mrs SNIGDHA NANDY, Mr DEBAPRIYA DAS GUPTA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs TAPATI DUTTA	ADDYAMA INTERNATIONAL-1.85052 Dec
2	Mrs KRISHNA SINHA	ADDYAMA INTERNATIONAL-1.85052 Dec
3	Mrs SIPRA BHATTACHARJEE	ADDYAMA INTERNATIONAL-1.85052 Dec
4	Mrs SNIGDHA NANDY	ADDYAMA INTERNATIONAL-1.85052 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs TAPATI DUTTA	ADDYAMA INTERNATIONAL-175 Sq Ft
2	Mrs KRISHNA SINHA	ADDYAMA INTERNATIONAL-175 Sq Ft
3	Mrs SIPRA BHATTACHARJEE	ADDYAMA INTERNATIONAL-175 Sq Ft
4	Mrs SNIGDHA NANDY	ADDYAMA INTERNATIONAL-175 Sq Ft

**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 20-10-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 20-10-2024)
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 or/c 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. 50 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 fees 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



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



240920242022344011

GRIPS Payment Detail

GRIPS Payment ID:	240920242022344011	Payment Init. Date:	24/09/2024 22:32:10
Total Amount:	7042	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Debit Card Payment
BRN:	IK0CYGPKP6	BRN Date:	24/09/2024 22:34:07
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name:	ARPAN GHOSH
Mobile:	9831740941

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250223440125	Directorate of Registration & Stamp Revenue	7042
Total			7042

IN WORDS: SEVEN THOUSAND FORTY TWO ONLY.

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





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



192024250223440125

GRN Details

GRN:	192024250223440125	Payment Mode:	Debit Card Payment
GRN Date:	24/09/2024 22:32:10	Bank/Gateway:	State Bank of India
BRN :	IK0CYGPKP6	BRN Date:	24/09/2024 22:34:07
GRIPS Payment ID:	240920242022344011	Payment Init. Date:	24/09/2024 22:32:10
Payment Status:	Successful	Payment Ref. No:	2002495481/6/2024 [Query No*/Query Year]

Depositor Details

Depositor's Name:	ARPAN GHOSH
Address:	BEHALA Other, West Bengal, 700034
Mobile:	9831740941
Contact No:	9831740941
Depositor Status:	Others
Query No:	2002495481
Applicant's Name:	Mr A GHOSH AND ASSOCIATES
Identification No:	2002495481/6/2024
Remarks:	Sale, Development Agreement or Construction agreement Payment No 6
Period From (dd/mm/yyyy):	24/09/2024
Period To (dd/mm/yyyy):	24/09/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002495481/6/2024	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2002495481/6/2024	Property Registration- Registration Fees	0030-03-104-001-16	2021
			<b>Total</b>	<b>7042</b>

IN WORDS: SEVEN THOUSAND FORTY TWO ONLY.