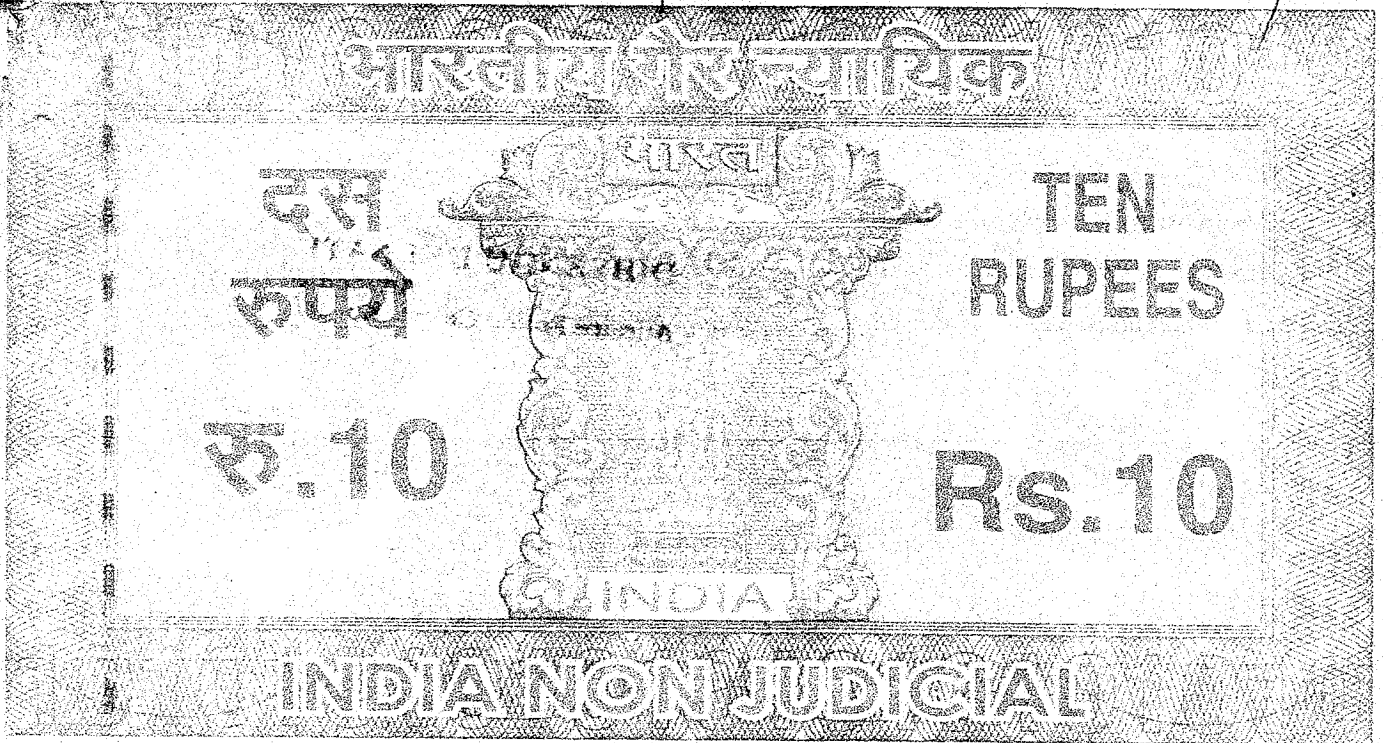


199/2025

I - 204/2025



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.

02AC 756587

*(Signature)*

Addl. District Sub-Registrar  
Bahala, South 24 Parganas

16 JAN 2025

## DEVELOPMENT AGREEMENT

THIS MEMORANDUM OF AGREEMENT made this 15th day of

Two Thousand Nineteen (2025) B E T W E E N,

MR. SANJOY KUMAR SEN, (PAN - AKTPS0935M), ADHAR - 2506

8225 2544 Son of Late Surendra Nath Sen, by religion - Hindu, by Occupation - Retired person, by Nationality- Indian, residing at 43, Sahapur Main Road, P.O.-

*Ranjit Pal*

*Sanjoy Kumar Sen*

9 JAN 2025

Sr No. 2747 Date.....

Value Rs. 10/-.....

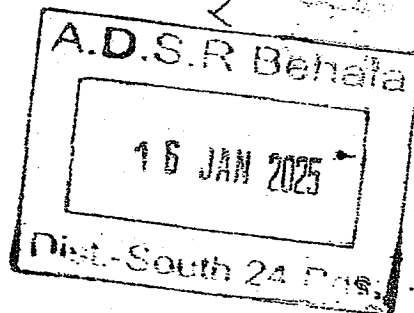
Name.....

Address.....

**DIBYENDU DEBNATH**  
Advocate  
Alipore Police Court, Kol-27

Deed No.  
Q1

*Lata*  
TAMAL DUTTA  
Stamp Vender  
Alipore Police Court, Kol-27



Dibyendu Debnath  
Bimalendu Debnath  
205, M. G. Road  
Kolkata-700049  
Advocate.

### Major Information of the Deed

Deed No :	I-1607-00204/2025	Date of Registration	16/01/2025
Query No / Year	1607-2000113187/2025	Office where deed is registered	
Query Date	13/01/2025 2:16:06 PM	A D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRALAY SHANKAR DHAR ALIPORE JUDGES COURT, KOLKATA, Thana : Alipore, District : South 24-Parganas. WEST BENGAL, PIN - 700027, Mobile No. : 9883059353, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property. Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 29,51,878/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,030/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Balaka Road, Premises No: 18/1/2, Ward No: 143 Pin Code : 700104

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	3 Katha 7 Chatak	4,70,000/-	29,21,878/-	Property is on Road
Grand Total :				5.6719Dec	4,70,000 /-	29,21,878 /-	



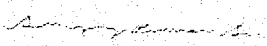


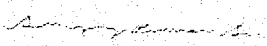


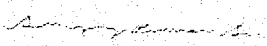
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	100 sq ft	30,000 /-	30,000 /-	
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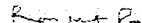


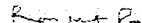


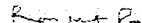
### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> <b>Mr SANJOY KUMAR SEN</b>            Son of Late SURENDRA NATH SEN            Executed by: Self, Date of Execution: 16/01/2025            , Admitted by: Self, Date of Admission: 16/01/2025 ,Place : Office         </td><td>             16/01/2025         </td><td>             LTI            16/01/2025         </td><td>             16/01/2025         </td></tr> </tbody> </table> <p>43, SAHAPUR MAIN ROAD,, KOLKATA, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: AKxxxxxx5M, Aadhaar No: 25xxxxxxxx2544, Status :Individual, Executed by: Self, Date of Execution: 16/01/2025 , Admitted by: Self, Date of Admission: 16/01/2025 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr SANJOY KUMAR SEN</b> Son of Late SURENDRA NATH SEN Executed by: Self, Date of Execution: 16/01/2025 , Admitted by: Self, Date of Admission: 16/01/2025 ,Place : Office	 16/01/2025	 LTI 16/01/2025	 16/01/2025
Name	Photo	Finger Print	Signature						
<b>Mr SANJOY KUMAR SEN</b> Son of Late SURENDRA NATH SEN Executed by: Self, Date of Execution: 16/01/2025 , Admitted by: Self, Date of Admission: 16/01/2025 ,Place : Office	 16/01/2025	 LTI 16/01/2025	 16/01/2025						



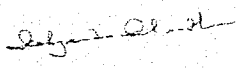
### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>KAMALA CONSTRUCTION</b> 194/5/3 M.G.ROAD, KOLKATA, City:- , P.O:- R C THAKURANI, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporation:XX-XX-1XX4 , PAN No.: AJxxxxxx8N, Aadhaar No: 90xxxxxxxx6165, Status :Organization, Executed by: Representative

### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> <b>Mr RANJIT PAL (Presentant )</b>            Son of Mr RABIN PAL            Date of Execution - 16/01/2025, , Admitted by: Self, Date of Admission: 16/01/2025, Place of Admission of Execution: Office         </td><td>             Jan 16 2025 11:31AM         </td><td>             LTI            16/01/2025         </td><td>             16/01/2025         </td></tr> </tbody> </table> <p>THAKURANI CHAK, M.G.ROAD, KOLKATA, City:- , P.O:- R C THAKURANI, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: AJxxxxxx8N, Aadhaar No: 90xxxxxxxx6165 Status : Representative, Representative of : KAMALA CONSTRUCTION (as )</p>	Name	Photo	Finger Print	Signature	<b>Mr RANJIT PAL (Presentant )</b> Son of Mr RABIN PAL Date of Execution - 16/01/2025, , Admitted by: Self, Date of Admission: 16/01/2025, Place of Admission of Execution: Office	 Jan 16 2025 11:31AM	 LTI 16/01/2025	 16/01/2025
Name	Photo	Finger Print	Signature						
<b>Mr RANJIT PAL (Presentant )</b> Son of Mr RABIN PAL Date of Execution - 16/01/2025, , Admitted by: Self, Date of Admission: 16/01/2025, Place of Admission of Execution: Office	 Jan 16 2025 11:31AM	 LTI 16/01/2025	 16/01/2025						

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr DIBYENDU DEBNATH</b> Son of Mr BIMALENDU DEBNATH 205, M.G. ROAD, KALITALA, KOLKATA, City:- , P.O:- R C THAKURANI, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104		 Captured	
	16/01/2025	16/01/2025	16/01/2025

Identifier Of Mr SANJOY KUMAR SEN. Mr RANJIT PAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SANJOY KUMAR SEN	KAMALA CONSTRUCTION-5.67188 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SANJOY KUMAR SEN	KAMALA CONSTRUCTION-100.00000000 Sq Ft

**Endorsement For Deed Number : I - 160700204 / 2025**

**On 16-01-2025**

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

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

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

Presented for registration at 10:59 hrs on 16-01-2025, at the Office of the A.D.S.R. BEHALA by Mr. RANJIT PAL ..

**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 29,51,878/-

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

Execution is admitted on 16/01/2025 by Mr SANJOY KUMAR SEN, Son of Late SURENDRA NATH SEN, 43 SAHAPUR MAIN ROAD., KOLKATA, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India. PIN - 700038, by caste Hindu, by Profession Retired Person

Identified by Mr DIBYENDU DEBNATH, . . Son of Mr BIMALENDU DEBNATH, 205, M.G. ROAD, KALITALA, KOLKATA, P.O: R C THAKURANI, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-01-2025 by Mr RANJIT PAL, . KAMALA CONSTRUCTION (Sole Proprietorship), 194/5/3 M.G.ROAD, KOLKATA, City:- , P.O:- R C THAKURANI, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by Mr DIBYENDU DEBNATH, . . Son of Mr BIMALENDU DEBNATH, 205, M.G. ROAD, KALITALA, KOLKATA, P.O: R C THAKURANI, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India. PIN - 700104, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/01/2025 6:55PM with Govt. Ref. No: 192024250358997858 on 15-01-2025, Amount Rs: 21/-, Bank: SBI EPay ( SBIEPay), Ref. No. 6663766328829 on 15-01-2025, Head of Account 0030-03-104-001-16

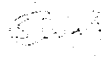
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 5,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 756587, Amount: Rs.10.00/-, Date of Purchase: 09/01/2025, Vendor name: Tamal Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/01/2025 6:55PM with Govt. Ref. No: 192024250358997858 on 15-01-2025, Amount Rs: 5,020/-, Bank: SBI EPay ( SBIEPay), Ref. No. 6663766328829 on 15-01-2025, Head of Account 0030-02-103-003-02

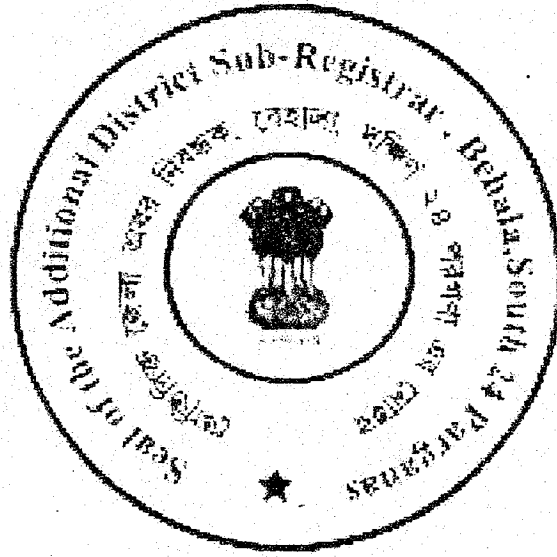
  
**Sourav Chakraborty**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**

Deed of Registration under section 60 and Rule 69.

Registered in Book - I

Deed number 1607-2025, Page from 5755 to 5780

Deed No 160700204 for the year 2025.



*Sourav*

Digitally signed by SOURAV CHAKRABORTY  
Date: 2025.01.17 12:06:02 +05:30  
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 17/01/2025  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

Behala, Police Station – Behala, Kolkata – 700038 District: South 24-Parganas, hereinafter called and referred to as the "OWNER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, nominees, successors, legal representatives and assignees) of the FIRST PART.

AND

M/S. KAMALA CONSTRUCTION, a proprietorship firm, at 194/5/3, M.G.Road, P.O. R.C. Thakurani, P.S. Haridevpur, Kolkata – 700104, represented by it's Proprietor SRI RANJIT PAL, PAN – AJPPP9338N, ADHAR-9096 6088 6165, Son of Sri Rabin Pal, by caste and faith – Hindu, by Occupation – Business, residing at Thakurani Chak, M.G. Road, P.O. – R.C. Thakurani, Police Station previously Thakurpukur now Haridevpur, Kolkata – 700104, hereinafter called and referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the of the SECOND PART.

WHEREAS one Prana Krishna Patra was the sole and absolute owner in respect of ALL THAT piece and parcel of land measuring 55 Satak be the same a little more or less lying and situated at R.S. Dag No.3765, R.S. Khatian No.1955, at Mouza – Purba Barisha, J.L. No.23, Pargana – Khaspur, Touzi No.6, R.S. No.43, Police Station Thakurpukur now Haridevpur, within the jurisdiction of previously Joka-II Gram Panchayet now within the limits of Kolkata Municipal Corporation, Ward No.143, District Sub-Registrar Office-II at Alipore and A.D.S.R. Behala in the District: South 24-Parganas in respect of the said land and was in peaceful possession and enjoyment of the same.

AND WHEREAS while the said Prana Krishna Patra was in the use and occupation of the aforesaid plot of land he sold transferred and conveyed the aforesaid plot of land to Sri Prafulla Kumar Roy and Tapan Kumar Roy, by executing a Deed of Conveyance which was registered on 14.10.1960 for a consideration mentioned therein.

Ranjit Pal

Sanyal De Kumar Sen



3

**AND WHEREAS** the said Prafulla Kumar Roy and Tapan Kumar Roy while in peaceful possession and enjoyment of the said plot of land measuring about 55 Satak be the same a little more or less decided to sale, transfer and convey the same to one Manmotha Nath Pal, Son of Late Amulya Charan Pal by executing a Deed of Conveyance on 13.02.1968 which was registered before the office of the Additional District Sub-Registrar at Behala and recorded in Book No. I, Volume No.5, Pages from 278 to 281, Being Deed No.406 for the year 1968 for a consideration mentioned therein.

**AND WHEREAS** aforesaid Manmotha Nath Pal become the sole and absolute owner in respect of the said plot of land measuring 55 Satak be the same a little more or less and he duly mutated his name in the records of the B.L. & L.R.O. after paying all the rents and taxes, and was in peaceful and vacant possession of the aforesaid plot of land.

**AND WHEREAS** while in peaceful possession and occupation of the aforesaid plot of land due to acute financial stringencies the said Manmotha Nath Pal decided to sale, transfer and convey undivided 13 Cottahs of land be the same a little more or less out of the said 55 Satak of land to one Si Birendra Nath Biswas, son of Late Ram Chandra Biswas and executed a Deed of Conveyance on 1971 in this respect which was registered before the Office of the Additional District Sub-Registrar at Behala and recorded in Book No. I, Volume No.24, from Pages 79 to 81 Deed No.707 for the year 1971 for a consideration mentioned therein.

**AND WHEREAS** the said Birendra Nath Biswas also sold, transferred and conveyed his undivided 6 Cottahs 6 Chittaks 00 square feet of land after give some land for the purpose of common passage be the same a little more or less out of the said 13 Cottahs of land to one Sri Kailash Channani and executed a Deed of Conveyance on 20.01.1994 in this respect which was registered before the Office of the District Registrar at Alipore and recorded in Book No. I, Deed No.589 for the year 1994 for a consideration mentioned therein.

Ranjit Pal

Sanjay Kumar Sen

**AND WHEREAS** aforesaid Birendra Nath Biswas also sold, transferred and conveyed his undivided rest of land 6 Cottahs 9 Chittaks 00 square feet of land be the same a little more or less out of the said 13 Cottahs of land to one Smt. Alka Channani and executed a Deed of Conveyance on 20.01.1994 in this respect which was registered before the Office of the District Registrar at Alipore and recorded in Book No. I, Deed No.590 for the year 1994 for a consideration mentioned therein

**AND WHEREAS** Sri Kailash Chennani and Smt. Alka Chennani while in use and occupation of the said plot of land measuring 12 Cottahs 15 Chittaks they have actually seized and possessed of land measuring about 10 Cottahs 8 Chittaks and balance land was deducted for the purpose of common passage and thereafter they have decided to sale transfer and convey 3 Cottahs 7 Chittaks of land more or less out of their 10 Cottahs 8 Chittaks to Sanjoy Kumar Sen, Owner herein and in this respect they executed a Deed of Conveyance (written in Bengali) on 08.11.2002 before the Office of the District Sub-Registrar-II at Alipoore and the same is recorded in Book No. I, Volume No.116 Pages from 67 to 73, Being No.4995 for the year 2002 for a consideration mentioned therein.

**AND WHEREAS** aforesaid Sanjoy Kumar Sen, became the sole and absolute owner in respect of 3 Cottahs 7 Chittaks of land and he duly mutated and recorded his name in the record of the local Authority as well as the B.L. & L.R.O. and simultaneously converted the said plot of land from the nature and type of Shali to Bastu and also mutated his name in local Kolkata Municipal Corporation and K.M.C. has assessed his property being **Assessee No.711430301346 and Premises No.18/1/2, Balaka, Kolkata – 700104**, also paying taxes regularly and since then he is in peaceful, vacant possession of the said plot of land and enjoying the same and also paying the taxes regularly.

**AND WHEREAS** thereafter aforesaid Sanjoy Kumar Sen owner of **ALL THAT** total land measuring about 3(Three) Cottahs 7(Seven) Chittaks of Bastu land be the same little more or less, lying and situated at R.S. & L.R.Dag No.3765, R.S. Khatian No.1955, L.R. Khatian No.11361, at Mouza – Purba Barisha, J.L. No.23, Pargana – Khaspur, Touzi No.6, R.S. No.43, Police Station-Haridevpur formerly Thakurpukur

Ranjit Ray

Sanjoy Kumar Sen

formerly within the jurisdiction of Joka No. II Gram Panchayet now within the limits of Kolkata Municipal Corporation, Ward No. 143, Premises No. 18/1/2, Balaka, Kolkata - 700104, and the property was assessed as Assessee No. 711430301346, D.S.R.- II Alipore and A.D.S.R. Office at Behala, in the District: South 24-Parganas.

**AND WHEREAS** while thus seized and possessed of the said property the owner herein have decided to develop the said property by raising a multi-storied building thereon but due to paucity of funds the said owners could not fulfill his desire and accordingly he approached the above named Developer to fulfill such desire, the said developer after being satisfied with all the terms and conditions of the owner wanted to develop the same by accepting the owner's proposal as mentioned hereinafter.

**AND WHEREAS** it is pertinent to mention that in order to avoid future complication and/or misunderstanding and to safeguard their respective right, title and interest the owners and the developer agreed to enter into the agreement in writing.

**IT IS HEREBY AGREED AS FOLLOWS: -**

1. **DEFINATION:** Unless there is any repugnant to the subject or context.
2.
  - a) **OWNER:** **SANJOY KUMAR SEN**, Son of Late Surendra Nath Sen, residing at 43, Sahapur Main Road, P.O.- Behala, Police Station - Behala, Kolkata - 700038, District: South 24-Parganas.
  - b) **DEVELOPER:** **M/S. KAMALA CONSTRUCTION**, a proprietorship firm represent it's Proprietor **SRI RANJIT PAL**, Son of Sri Rabin Pal, by caste and faith - Hindu, by Occupation - Business, residing at Thakurani Chak, M.G. Road, P.O. - R.C. Thakurani, Police Station previously Thakurpukur now Haridevpur
  - c) **TITLE DEED:** shall means all the documents referred to herein above at the recitals.

Ranjit Pal

Sanjoy Kumar Sen

- d) **PREMISES:** All that piece and parcel of land measuring 3(Three) Cottahs 7(Seven) Chittaks lying and situated at **Premises No. 18/1/2, Balaka, Kolkata – 700104**, R.S. & L.R.Dag No.3765, R.S. Khatian No.1955, L.R. Khatian No.11361, at Mouza – Purba Barisha, J.L. No.23, Pargana – Khaspur, Touzi No.6, R.S. No.43, Police Station – Haridevpur, formerly Thakurpukur formerly within the jurisdiction of Joka No.II Gram Panchayet now within the limits of Kolkata Municipal Corporation, Ward No.143, Borough No.XVI, D.S.R.-II Alipore and A.D.S.R. Office at Behala, in the District: South 24-Parganas, more fully and particularly described in the Schedule "A" hereunder written.
- e) **BUILDING:** Shall means the building to be constructed on the said premises a multi-storied building as per sanctioned plan more fully and particularly described in the Schedule "A" hereunder written.
- f) **COMMON PORTION:** Shall means and include all the common areas and installations to comprise in the premises after completion of construction of new building as more fully detailed in **THE FOURTH SCHEDULE** hereunder written.
- g) **COMMON EXPENSES:** Shall mean and include all expenses to be incurred by all unit owners for management and maintenance of the premises/new building more fully described in the **FIFTH SCHEDULE** hereunder written.
- h) **SALEABLE SPACE:** shall mean the space in the building available for independent use and occupation after making due provision for the common facilities and space required therefore.
- i) **OWNERS' ALLOCATION:** As regards Owners' allocation the owner will get total **2(two) flats and 2(two) garages** from the Developer. One Flat will get on the First Floor of the North-East side measuring about **725(seven hundred twenty five)** square feet super built-up area and another one on the 2<sup>nd</sup> Floor front side of the North-West side measuring about **725(seven hundred twenty five)** square feet super built-up area consisting of 2 bedrooms, 1 kitchen-cum-dining, 2 toilets and 1 balcony each floor and two garages on the ground floor back to back without partition wall of the building as per sanctioned plan along with undivided proportionate

KAMAL CONSTRUCTION

Ranjit Das

Sangay Kumar Sen

share of land and common portion and amenities, on pro-rata basis more fully described in the **SECOND SCHEDULE** hereunder.

j) **DEVELOPER'S ALLOCATION**: shall mean remaining floor flats and car parking space and constructed area in the multi-storied building which will be constructed i.e. save and except the owner's allocation on the said premises including proportionate share in the common facilities and amenities on pro-rata basis more fully described in the **THIRD SCHEDULE** hereunder.

k) **UNIT** : Shall mean any flat in the new building and capable of being exclusively owned used and/or enjoyed by any unit owner and which is not common portion.

l) **UNIT OWNER**: Shall mean any person who acquired, hold and/or owner and/or agree to acquire hold and/or own any unit in the new building and shall include owner and developer/builder for unit held by them from time to time.

1. Owner has approached the builder/developer for development of the said premises and represented to the developer/builder as follows:-

- i) That the owner is the absolute owner of the said premises and nobody except the owner has any right title and interest o the said premises and/or portion of land.
- ii) That there is no suits litigation or legal proceeding pending in respect of the said premises or any part thereof.
- iii) That the owner indemnified to Developer that right and interest of the owner in the said premises free from all encumbrances and the owner has a marketable title thereto.

**NOW THIS AGREEMENT FURTHER WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES AS FOLLOWS:-**

1. That the owner has appointed the developer/builder as developer/builder for construction of the new multi-storied building upon the said premises till

Ranjit for

Sanjay Kumar Sen.

the completion of the said project and developer/builder accepted such appointment.

2. That the owner at the time of execution of this agreement shall hand over to the developer/builder all copy of title deeds, corporation papers and all other papers and documents relating to the said premises against proper acknowledgement.
3. That booking from intending purchaser or purchasers from developer's/builder's allocation will be taken by the developer/builder but the agreement of the relating flat and car parking space will be signed between the intending purchasers and the developer/builder and owner as Confirming party.
4. That the developer/builder is empowered to collect consideration and/or earnest money from the sale and/or agreement for sale of the developer/builder's allocation from the intending purchasers and issue money receipts in their own names.
5. That upon getting the vacant possession of the said premises the developer/builder shall notify the owners and after notify the owners, the developer/builder shall start the said construction works within the 30 (thirty) days as per aforesaid approved plan sanctioned by the Kolkata Municipal Corporation.
6. That the building name will be **"SUKANNYA APARTMENT"**.
7. Builder/Developer shall offer the possession of the Owner's allocation to the owner in complete condition by a notice in writing and within 30 (thirty) days from the said notice owner will be deemed to have taken physical possession of the Owner's allocation.
8. That the Developer/Builder at his own costs construct, erect and complete the building at the said premises in accordance with good materials which was already settled by and between Owner and Developer and as may be recommend by the Architect from time to time.
9. That the owner shall not do any act deed or thing whereby the Developer/Builder shall be prevented from construction and completion of the said building as per approved Plan.
10. That the developer/builder will complete the entire project within **18 months** from the date of sanction of the building Plan.

KALKA CONSTRUCTION

Ranvir Lal

Sanjay Kumar Sen

Provided that the time as specified above shall be extended on for such period during which no work of construction is possible by reason of force major, earth quake, riot, war, civil commotion, general strike, bandh prohibitory order issue by the concerned authority order of injunction issued by any courts of law etc.

11. That the owner shall allow the developer's/builder's appointed people and agents for the purpose do survey of land testing of soil for construction of the building, installation of meter, sewerage and water connection at the cost of the developer builders and the owners herein shall give his consent by signing the required papers and documents for its affectivity.
12. That the owner herein shall be liable for any income tax, wealth tax, GST or any other taxes in respect of owner's allocation. And on other hand the developer/builder shall be liable for any income tax, wealth tax, GST or any other taxes in respect of the developer/builder's allocation.
13. That if the Developer/Builder fail to complete the said project within stipulated time as specified in this agreement then developer/builder shall be liable to pay Rs.100/- (Rupees One hundred) only per day to the owner as liquidated damage till the handing over the possession of the owner's allocation.
14. That the Owner's allocation area shall be constructed by the developer/builder for and on behalf of the owner and the rest remaining portion of the new building shall be constructed and completed by the Developer/Builder for and on behalf of the Builder/Developer's or his nominee at the Developer/Builder's own constant expenses.
15. That during construction and/or after completion of the construction the owner will execute "Sale Deed" in favour of intending purchasers of flats before Registrar after the consent of the Developer/Builder at the cost of intending purchasers.
16. That all costs and expenses for construction of the building shall be born and paid by the Developer/Builder.
17. The Owner shall grant to the Developer a Registered General Power of Attorney for the purpose of sold of developer's allocation and all necessary permission from different authorities in connection with the construction of

Ramit Pa

Harpy Kina Sen

the building and also for pursuing and following up the matter with the authority and other authorities which will be valid after the completion of the deal.

18. That the developer/builder indemnify the owner as follows:-
  - (a) Any loss damage cost charge that may arise during the construction;
  - (b) All claims or demands of the suppliers contractors, workmen and agents of the Developer/Builder on any account whatsoever in nature.
19. That the court having territorial and/or monitory jurisdiction over the premises shall have jurisdiction in all matters relating to this agreement.
20. That both the parties hereby undertake to comply the agreement. If either party violates the same in full or in part then the aggrieved party shall have right to take appropriate action against each other through court of law.
21. That the owner and all unit owners shall always abide by the following restriction: -
  - (a) Not to obstruct the association (upon its formation) in their acts relating to the common purpose.
  - (b) Injury, harm and damage the common portion or any other units in the new building by making any alteration or withdrawing any apart or otherwise.
  - (c) At any time not claim partition of the undivided impartible portion.
  - (d) Damage any stair case, roof, common area etc.
22. That the owner and all unit owners shall do that following: -
  - (a) Have their units separately assessed with the K.M.C. at their own costs for the purpose of Corporation rates and taxes.
  - (b) Until such time the unit/s will not be separately assessed and/or mutated in respect of any tax or imposition, the unit/s owner shall bear and pay proportionate share of rates and taxes from the date of taking possession or date of registration of sale deed of the flat which ever is earlier.
  - (c) After mutation of the said unit/s in the name of unit/s owner shall for purpose of liability of any tax or imposition in respect of unit/s and proportionately in respect of common portion.

Ranjit Pat

Sanjay Kumar Kumar Sen



FIRST SCHEDULE ABOVE REFERRED TO

**ALL THAT** piece of Bastu Land measuring about 3(Three) Cottahs 7(Seven) Chittaks with 100 sft. R.T.S. lying and situated at Premises No. 18/1/2, Balaka, Kolkata – 700104, R.S. & L.R. Dag No.3765, R.S. Khatian No.1955, L.R. Khatian No.11361, at Mouza – Purba Barisha, J.L. No.23, Pargana – Khaspur, Touzi No.6, R.S. No.43, Police Station – Haridevpur, formerly Thakurpukur formerly within the jurisdiction of Joka No.II Gram Panchayet now within the limits of Kolkata Municipal Corporation, Ward No.143, **Assessee No.711430301346**, Borough No.XVI, D.S.R.-II Alipore and A.D.S.R. Office at Behala, in the District: South 24-Pargana, It is butted and bounded as follows: -

**ON THE NORTH:** - Land of R.S. Dag no.3766,

**ON THE SOUTH:** - Land of R.S. Dag no.3766,

**ON THE EAST:** - Land of R.S. Dag no.3776,

**ON THE WEST:** - Balaka Road.

SECOND SCHEDULE ABOVE REFERRED TO

(OWNER'S ALLOCATION)

Shall mean total Owner will get 2(two) flats and 2(two) garages from the Developer. One Flat will get on the First Floor of the North-East side measuring about 725(seven hundred twenty five) square feet super built-up area and another one on the 2<sup>nd</sup> Floor front side of the North-West side measuring about 725(seven hundred twenty five) square feet super built-up area consisting of 2 bedrooms, 1 kitchen-cum-dining, 2 toilets and 1 balcony each floor and two garages on the ground floor back to back without partition wall of the new multi-storied building as per aforesaid sanctioned plan along with undivided proportionate share of land and common portion and amenities, on pro-rata basis.

THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

Shall mean remaining floor flats and car parking spaces and constructed area in the G+III storied building which will be constructed i.e. save and except the owner's

*Ranjit Par*

*Sangay Kumar Sen*

location on the said premises including proportionate share in the common facilities and amenities on pro-rata basis

**FOURTH SCHEDULE ABOVE REFERRED TO**  
**(COMMON PORTION)**

1. Entrance and exits to the premises as well as the new multi-storied building.
2. Lift
3. All boundary walls and main gate of the premises and as well as the new building.
4. All staircases, staircase landings, water reservoir, terrace etc.
5. All common installations.
6. Open land of the new building as well as roof with parapet wall etc.

**FIFTH SCHEDULE ABOVE REFERRED TO**  
**(COMMON EXPENSES)**

1. All costs of maintaining, operating replacing, lighting, repairing, white washing etc. and removing the common portions including the exterior or interior (but no) inside of any unit walls of the new building.
2. The salaries of and all other expenses of the staff to be employed for common purpose including guards, sweepers, plumbers, electricians etc.
3. Association establishment and all other expenses of the association including its formation and miscellaneous expenses.
4. Electricity charges, for electrical energy consumed for the operation of common portion.
5. Corporation tax water tax and other levies in respect of new building in share and any litigation.

In Witness.....P/13

Ranjit Lal

Sanjay Kumar Sen

**IN WITNESS WHEREOF** the above named parties have set their respective signatures and seals on the day, month and year first above written.

**SIGNED SEALED & DELIVERED**

**At CALCUTTA in PRESENCE OF: -**

1) *Dibyendu Debnath*  
205, M. G. Road  
KOL-70004

*Sanyog Kumar Sen*  
SIGNATURE OF THE OWNER

2) *Jayanti Sen*  
43 Sahapur Main Road,  
Calcutta - 700038

*Ranjit Pal*  
SIGNATURE OF THE DEVELOPER

Drafted and prepared in my Office  
as per instruction and as per  
documents supplied by the parties.

*Dibyendu Debnath*

**DIBYENDU DEBNATH**  
Advocate  
Alipore Police Court, Kol-27  
Enrollment No: F/2242/2074/23

## (CONSTRUCTION SPECIFICATION)

1. **STRUCTURE:** Reinforced cement concrete R.C.C. footings as per design specification and sanction by the KMC authority.
2. **BRICK WORK:** Outer wall and common walls will be of 8" and 5" brick work with cement monster (1:5) partition walls are of 3" brick work in cement monster (1:4), Bricks are used will be No.1 quality.
3. **FLOORING:** Flooring will be nano "Vitrified" tiles and skirting 4" within the flat and staircase, which will be price of Rs.38/- to Rs.40/-.
4. **DOORS:** Main door will be Malayasian "Sall Wood" and other doors will be made thick solid flush type door, P.V.C. doors will be used in toilet.
5. **WINDOWS:** Alumuniam paneled window filed with 3 mm. "Black" glass including M.S. Grill Box made by square bar and stay all fitting.
6. **PAINTING & FINISHING:** Plaster of Paris inside the flat and paint to outside wall.
7. **FITTINGS:** All hardware fitting will be of Aluminum, stainless steel hinges will be fitted to door shutters. Toilet shutters will be fitted with stainless steel of standard quality.
8. **COOKING PLATFORM:** There will be R.C.C. cooking platform finished by "Green Granite" slab and glazed upto 2'-6" height from granite slab over counter.
9. **TOILET:** Commod and one wash basin, Fixed Shower, Three Bathroom Taps and Geyser connection. Toilet will be finished with glazed tiles up to 6'. All sanitary wares will be white colour.

SEA CONSTRUCTION  
Ranjit Patil

Sanjay Kumar

**SANITARY****SYSTEM:**

All soil and waste water pipes will be high-density polythene pipes of "Supreme Brand" with proper jointing reaching to SW drainage system. Full concealed P.V.C. pipes will be used for fresh water supply. G.I. pipes will be used for ward water supply.












- 11. ELECTRICAL:** Concealed wiring with 24/25 general electrical points like lights, fans, plug and power points etc. with "Havells" copper wire. All switch boards of M.S. Flush with walls with acrylic cover and all switches of "Prity" Brand. All MCP Boards are "Havells" brand. Conceal pipes are to be used of "Dalda" quality. Each bedroom shall be provide with One Tube Light, One Double bracket point, One Fan Point, One 5 Amp. Plug Point and One T.V. Point. Each drawing/dining space shall be provided with Two light point, One Fan Point, One Point for Refrigerator. One Five Amp. Plug Point, 1 Point for Television and 1 Point for calling bell. Each kitchen shall be provided with one light point and 1 exhaust fan point. Each toilet shall be provided with 1 light point and one geyser point.

- 12. WATER SUPPLY:** Water tank will be situated on the roof and the plumbing connection will be given in each flat from overhead tank for 24 hrs. un-interrupted water supply.












Ranjit Par *Sanjay Kumar Sen*

PHOTO		Thumb	First Finger	Middle Fingre	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

NAME-----  
SIGNATURE-----

		Thumb	First Finger	Middle Fingre	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

NAME-----  
SIGNATURE Sangay Khin San

		Thumb	First Finger	Middle Fingre	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

NAME-----  
SIGNATURE Ranjit Rai

PHOTO		Thumb	First Finger	Middle Fingre	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

NAME-----  
SIGNATURE-----

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



192024250358997858

GRN Details

GRN:	192024250358997858	Payment Mode:	SBI Epay
GRN Date:	15/01/2025 18:54:54	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	6663766328829	BRN Date:	15/01/2025 18:55:28
Gateway Ref ID:	IGASIKPYL2	Method:	State Bank of India NB
GRIPS Payment ID:	150120252035899784	Payment Init. Date:	15/01/2025 18:54:54
Payment Status:	Successful	Payment Ref. No:	2000113187/4/2025

[Query No \* Query Year]

Depositor Details

Depositor's Name:	Mr RANJIT PAL
Address:	195, MAHATMA GANDHI ROAD , KOL-700104 , PAN- AJPPP9338N
Mobile:	9831406371
Period From (dd/mm/yyyy):	15/01/2025
Period To (dd/mm/yyyy):	15/01/2025
Payment Ref ID:	2000113187/4/2025
Dept Ref ID/DRN:	2000113187/4/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000113187/4/2025	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2000113187/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.



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

Query No / Year	2000113187/2025	Office where deed will be registered
Query Date	13/01/2025 2:16:06 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	PRALAY SHANKAR DHAR ALIPORE JUDGES COURT, KOLKATA, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9883059353, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 5,00,000/-	Rs. 29,51,878/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,020/- (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
Remarks		

Land Details :

District: South 24-Parganas, Thana: Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baraka Road, , Premises No: 18/1/2, , Ward No: 143, Pin Code : 700104

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		3 Katha 7 Chatak	4,70,000/-	29,21,878/-	Property is on Road
	Grand Total :				5.6719Dec	4,70,000 /-	29,21,878 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	100 sq ft	30,000 /-	30,000 /-	
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Query No: 2000113187 of 2025, Printed On : Jan 14 2025 10:15AM, Generated from: wbreparation.gov.in



**Card Details :**

Name & address	Status	Execution Admission Details :
Mr SANJOY KUMAR SEN Son of Late SURENDRA NATH SEN, 43, SAHAPUR MAIN ROAD,, KOLKATA, City:- , P.O:- BEHALA, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No. AKxxxxxx5M, Aadhaar No.: 25xxxxxxxx2544, 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	KAMALA CONSTRUCTION ( Sole Proprietorship ) 194/5/3, M.G.ROAD, KOLKATA, City:- , P.O:- R C THAKURANI, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporate:XX-XX-1XX4, PAN No. AJxxxxxx8N, Aadhaar No.: 90xxxxxxxx6165, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr RANJIT PAL Son of Mr RABIN PALTHAKURANI CHAK, M.G.ROAD, KOLKATA, City:- , P.O:- R C THAKURANI, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No. AJxxxxxx8N , Aadhaar No.: 90xxxxxxxx6165	KAMALA CONSTRUCTION (as )

**Identifier Details :**

Name & address
Mr DIBYENDU DEBNATH Son of Mr BIMALENDU DEBNATH 205, M.G. ROAD, KALITALA, KOLKATA, City:- , P.O:- R C THAKURANI, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr SANJOY KUMAR SEN, Mr RANJIT PAL

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr SANJOY KUMAR SEN	KAMALA CONSTRUCTION-5.67188 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr SANJOY KUMAR SEN	KAMALA CONSTRUCTION-100 Sq Ft



# Land or Building Details as received from KMC :

Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
Assessment No. : 711430301346 Premises No. : 18/1/2 Ward No. : 143 Street Name : BALAKA	Reference Deed No. : Date of Registration : Office Where Registered :	Owner Name : SANJAY KUMAR SEN Owner Address : 43, SAHAPUR MAIN ROAD , KOLKATA Pin No. : 700038	Character of Premises: Constructed Building Total Area of Land: 3 Cottah, 7 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 12-02-2025) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 12-02-2025)
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



Query No. 2000113187 of 2025, Printed On : Jan 14 2025 10:15AM, Generated from e-registration.gov.in