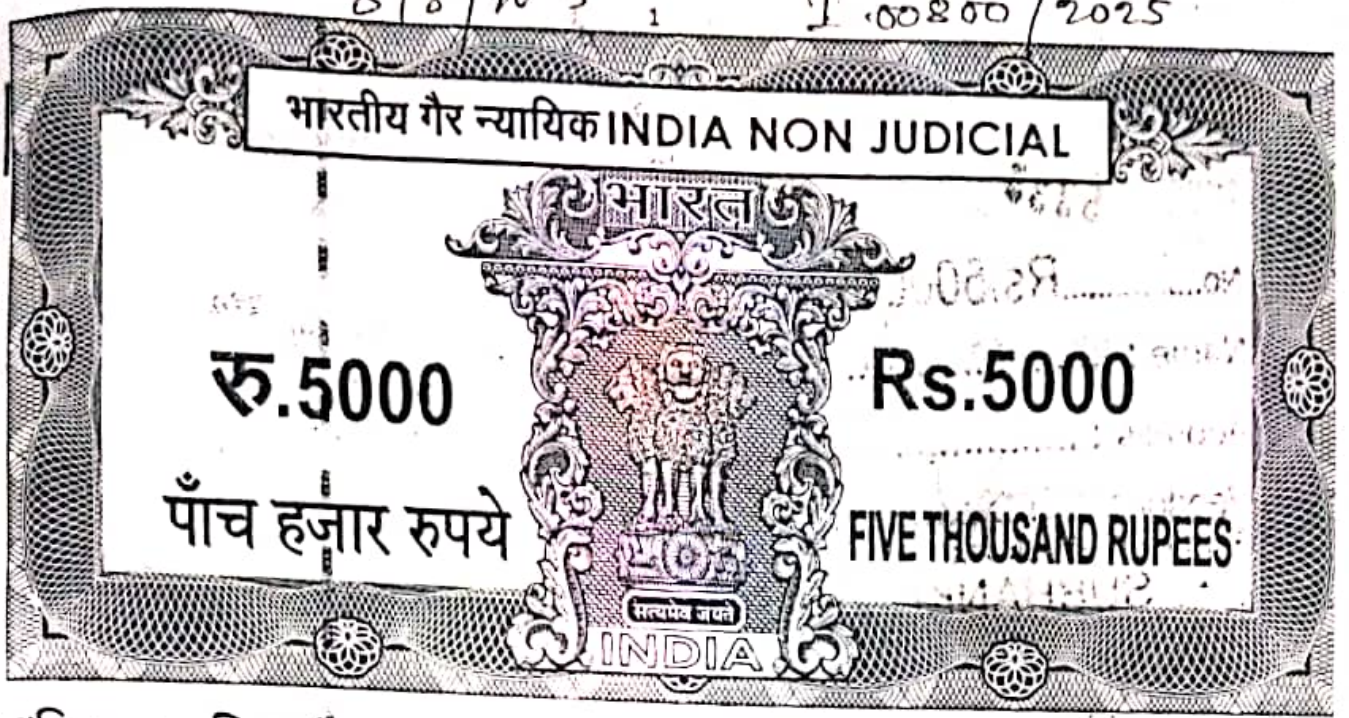


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 995748

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

Add. Dist. Sub-Registrar
Alipore, South 24 Parganas

09 JUN 2025

DEVELOPMENT AGREEMENT

THIS MEMORANDUM OF AGREEMENT made this the 9th day of June,
2025 (Two Thousand and Twenty Five)

BETWEEN

5335

05 JUN 2025

No.....Rs.5000/- Date.....

Name : *Dipayan Ghosh* Advocate
ALIPORE POLICE COURT
Kolkata - 700 027

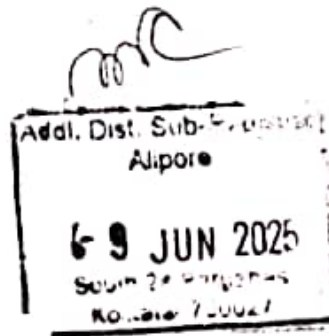
Address :

Vendor : *Subhankar Das*
Alipore Collectorate, 24 Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

5335 = 5000/-



Identified by me
Dipayan Ghosh
S/o Pankab Ghosh
Alipore Police Court
Kol-27.



(D/O/B- 25/5/1951)

JYOTIRMOY SAHA (PAN NO. AITPS5538C) (AADHAAR NO. 746428131299), son of Late Radha Ballav Saha, by faith Hindu, by Nationality Indian, by occupation Retired, residing at D-73/1, RabindraPally Block-D, P.S. Jadavpur now Patuli, P.O. Baghajatin, Kolkata-700086, hereinafter called and referred to as the **OWNER/FIRST PARTY** (which 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 **ONE PART**

A N D

M/S. NAIWRITA ENTERPRISE, a Proprietorship Firm having its place of business at 4/84A, Vidyasagar Colony, P.S. Jadavpur then Patuli now Netajinagar, Kolkata 700047, District 24-Parganas (South), being represented by its Proprietors, **SRI. PALLAB GHOSH (PAN NO. BMDPG2037B and Aadhar No. 478022181476)**, son of Late Umapada Ghosh, by faith Hindu, by Nationality Indian, by occupation Business, residing at 4/84A, Vidyasagar Colony, P.S. Jadavpur then Patuli now Netajinagar, P.O. Naktala, Kolkata 700047, hereinafter called and referred to as the **BUILDER/DEVELOPER/ SECOND PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to

mean and include his heirs, successor, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS by and under a **Deed of Sale (Bengali Kobala)** dated **25.06.1975** one **Smt. Kamola Ray Chowdhury** (Vendor therein), **daughter of Khetro Nath saha**, as the absolute owner and possessor of the property **ALL THAT** piece and parcel of land measuring 4 (Four) Cottahs 4 (Four) Chittaks 24 (Twenty Four) Sq.Ft. more or less lying in Pargana Khaspur, R.S. No. 17, J.L. No. 31, at Mouza Bademashar, Touzi No. 246, 1516, 1518, Sabek Khatian No. 219, Hal Khatian No. 259, Sabek Dag No. 772, Hal Dag No. 734, under Police Station Jadavpur now Patuli, District 24-Parganas (South), forever sold, transferred and conveyed the said property and in favour of one **Radha Ballav Saha** (purchaser therein) for the valuable consideration as mentioned in the said Kobala which was duly registered in the office of the Sub Registrar office at Alipore, District 24-Parganas (South) and recorded in Book No. 1, Volume No. 87, Pages 72 to 83, Being No. 3121 for the year 1975. Be it mentioned herein that one Loknath Sarkar also joined as the Confirming Party in the said Sale Deed.

AND WHEREAS said Radha Ballav Saha, thus became the absolute and lawful Owner of the aforesaid property and as such lawfully has got mutated his name in the assessment register of the Kolkata Municipal Corporation and subsequently the said property assessed, known and numbered as K.M.C. Premises No. 109, RabindraPally Block "D", (Mailing address D-73/1, Rabindra Pally, Block-D), P.S. Jadavpur now Patuli, Kolkata 700086, within the limits of Ward No. 101 of the Kolkata Municipal Corporation, bearing Assessee No. 31-101-20-0109-9, and said land Owner has been in peaceful khas possession and enjoyment of the said land together with

temporary structure standing thereon without any interruption and free from all encumbrances and attachments whatsoever.

AND WHEREAS the said Radha Ballav Saha being the sole and absolute Owner of the said property is now seized and possessed and enjoying the said property written.

AND WHEREAS the said Radha Ballav Saha died intestate on 17.05.2008 leaving behind his wife Mukul Rani Saha and One Son namely Jyotirmoy Saha as his only legal heirs, Successors and representatives.

AND WHEREAS thereafter the said Mukul Rani Saha died intestate on 20.07.2019 leaving behind her only One Son namely Jyotirmoy Saha, as her only legal heir, Successor and representative.

AND WHEREAS the said Jyotirmoy Saha as such sole and absolute lawful owner and has got mutated his name in the record of the Kolkata Municipal Corporation in respect of the aforesaid property measuring more or less **4 (Four) Cottahs 4 (Four) Chittaks 24 (Twenty Four) Sq.Ft. more or less** and after mutation the said property is known and numbered as **K.M.C. Premises No. 109, RabindraPally Block "D", (Mailing address D-73/1, RabindraPally, Block-D), P.S. Jadavpur now Patuli, Kolkata 700086,** bearing Assessee No. 31-101-20-0109-9, within the local limits of the Ward No. 101 Of the Kolkata Municipal Corporation.

AND WHEREAS the said Jyotirmoy Saha as the sole and absolute owner of the afore said property owing to need of his urgent money has sold and transferred, **ALL THAT** piece and parcel of **Tin shed Cover Garage measuring about 184 Sq.ft. more or less** out of his above said property measuring about **4 (Four) Cottahs 4 (Four) Chittaks 24 (Twenty Four)**

Sq.ft. more or less lying in Pargana Khaspur, R.S. No. 17, J.L. No. 31, at Mouza Bademashar, Touzi No. 246, 1516, 1518, Sabek Khatian No. 219, Hal Khatian No. 259, Sabek Dag No. 772, Hal Dag No. 734, under Police Station Jadavpur now Patuli, District 24-Parganas (South), within the limits of Ward No. 101 of the Kolkata Municipal Corporation, bearing **Assessee No. 31-101-20-0109-9**, and known and numbered as **K.M.C. Premises No. 109, Rabindra Pally Block "D", (Mailing address D-73/1, Rabindra Pally, Block-D), P.S. Jadavpur now Patuli, Kolkata 700086**, by and under a Deed of sale dated 14.09.2023 unto and in favour of one **Prosenjit Sanyal** (the Purchaser therein), son of Late Pramatha Sanyal, residing at Flat No. 1C, Vijaya Apartment, D-14, Rabindra Pally P.S. Jadavpur now Patuli, P.O. Baghajatin, Kolkata-700086 and said Deed of Sale was registered in the office of the A.R.A.-IV, at Kolkata and recorded in **Book No. 1, C.D. Volume No. 1904-2023, Pages 781207 to 781227, being Deed No. 190413354 for the year 2023.**

AND WHEREAS thereafter again having valid reason of urgent need of money said **Jyotirmoy Saha** being the sole and absolute owner of the remaining part or portion of the above said property **K.M.C. Premises No. 109, Rabindra Pally Block "D", (Mailing address D-73/1, Rabindra Pally, Block-D), P.S. Jadavpur now Patuli, Kolkata 700086**, has also transferred and sold **ALL THAT** piece and parcel of land measuring **1 (One) Cottah 02 (Two) Chittaks 42 (forty two) Sq.ft** more or less out of his above said remaining portion of land, unto and in favour of one **Biswajit Majumder** (the Purchaser therein) by and under a Deed of sale dated 31.01.2025 and the said Deed of Sale was registered in the office of the D.S.R.-III, at Alipore and recorded in **Book No. 1, C.D. Volume No. 1603-2025, Pages 47975 to 48001, being Deed No. 160301931 for the year 2025.**

AND WHEREAS the said **Prosenjit Sanyal** as the sole and absolute owner of the afore said property owing to need of his urgent money has sold and transferred, **ALL THAT** piece and parcel of **Tin shed Cover Garage measuring about 184 Sq.ft.** more or less being part of **K.M.C. Premises No. 109, Rabindra Pally Block "D", (Mailing address D-73/1, Rabindra Pally, Block-D), P.S. Jadavpur now Patuli, Kolkata 700086,** by and under a Deed of sale dated 06.06.2025 unto and in favour of said **Jyotirmoy Saha** being the recorded owner of the remaining portion of the said premises and said Deed of Sale was registered in the office of the A.D.S.R., at Alipore and recorded in in **Book No. 1, being Deed No. 799 for the year 2025.**

AND WHEREAS the said Jyotirmoy Saha thus became the sole and absolute owner of **ALL THAT** demarcated plot of land measuring about **3 (Three) Cottahs 01 (One) Chittaks 27 (Twenty Seven) Sq.Ft. more or less** together with single storied old building and structure standing thereon or part thereof and the said property known and numbered as **K.M.C. Premises No. 109, RabindraPally Block "D", (Mailing address D-73/1, Rabindra Pally, Block-D), P.S. Jadavpur now Patuli, Kolkata 700086,** bearing Assessee No. 31-101-20-0109-9, within the local limits of the Ward No. 101 Of the Kolkata Municipal Corporation morefully mentioned and described in the Schedule "A" hereunder written and referred to as the **"SAID PREMISES"** free from all encumbrances.

AND WHEREAS for the purpose of development of the aforesaid property or otherwise commercially exploiting the same the Owner hereto have approached the Builder/Developer herein for development of the said property by way of making construction of a new G+3 Storied building as per K.M.C. Sanction Plan at the said premises in place and stead of existing

Old Building thereon and in the matter of such development the Owner have represented to the Developer/Builder as follows :

- i) The Owner is the sole and absolute owner of the said property in its entirety morefully mentioned in the Schedule "A" hereunder written.
- ii) The said property is free from all encumbrances and the same is in khas and vacant possession of the Owner and no person or persons other than the Owner have any right of occupancy or otherwise in the premises.
- iii) There are no suits litigations or legal proceedings pending in respect of the said premises or any part thereof.
- iv) No persons other than the Owner have any right, title and/or interest of any nature whatsoever in the premises or any part thereof.
- v) The premises or any part thereof is not affected by any requisition or acquisition or any alignment of any authority or authorities and the same is not affected under any proceedings of Urban Land (Ceiling and Regulations) Act, 1976.
- vi) The Owner have not in any way dealt with the said premises whereby the right, title and interest of the Owner as to the Ownership are and/or maybe liable to be affected in any nature whatsoever.

Relying on the aforesaid representation of the Owner and believing the same to be true and correct the Builder/Developer hereto has agreed to undertake the development work of the said premises on the terms conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED

BY AND BETWEEN THE OWNER AND THE BUILDER as follows :

1. That the **First Party/Owner** doth hereby appoint and engage the **Second Party** as the **Developer** to cause necessary development by making construction of the building (G+3 Building) into and over the land measuring **3 (Three) Cottahs 01 (One) Chittaks 27 (Twenty Seven) Sq.Ft.**, more or less together with old One Storied Building standing thereon or part thereof lying or situate at and being **K.M.C. Premises No. 109, Rabindra Pally Block "D", (Mailing address D-73/1, Rabindra Pally, Block-D), P.S. Jadavpur now Patuli, Kolkata 700086**, within the limits of Ward No. 101 of the Kolkata Municipal Corporation, morefully mentioned in the SCHEDULE "A" hereunder written, in accordance with the Sanctioned Building Plan to be had and obtained from the Kolkata Municipal Corporation.
2. The Developer shall prepare and submit the proposed G+3 Storied building plan (through his Engineer/Architect) to the Kolkata Municipal Corporation and obtain the same to be sanctioned from the Kolkata Municipal Corporation for construction of the proposed building and all the costs and expenses to be borne and paid by the Developer out of his own fund.

3. In the new constructed building the Owner shall be entitled to retain or otherwise allots **ALL THAT 1No. of Shop Room measuring about 130 Sq.ft. on the Ground Floor, South-East Portion, and 2 No. Of Car-Parking Space on the Ground Floor, North-East oriented portion having total area 334 Sq.Ft. more or less, Entire First Floor AND 50% area of the Third Floor, North-East-West Oriented,** in the proposed new building and also get a non-refundable amount of **Rs. 5,50,000/- (Rupees five Lacs Fifty Thousand only)** out of that;
- i) **Rs. 2,75,000/- (Rupees Two Lacs Seventy Five Thousand only) shall be paid at the time of execution and registration of this Development Agreement and Development Power of Attorney.**
- ii) **Rs. 2,75,000/- (Rupees Two Lacs Seventy Five Thousand only) shall be paid at the time of vacating the existing property in favour of the Developer for the Commencement of the proposed Development Work, which is fully described in Part I of the Schedule "B" hereunder.**
4. Besides the Owner's allocation as aforesaid the Builder/Developer shall be entitled to retain the remaining constructed areas of the total constructed area comprising of Car-Parking Space, Residential Unit/Flat etc. in the new building is fully described in the Part II of the Schedule "B" hereunder .
5. That immediately with the execution and registration of this agreement, the land Owner shall handover and deliver all the original documents (including Title deed, current tax bill, electric bill, assessment roll etc.) in

favour of the Developer herein who shall then issue a receipt in favour of the owner for the same and soon after completion of the proposed building the Developer shall return back the said documents in favour of the Owner herein.

It would be pertinent to mentioned herein the Developer will not obtain any loan and or any financial assistance by depositing the said documents under any circumstances whatsoever nor Charge nor encumber the property at the time of development work.

6. That the Developer shall arrange alternate accommodation to the Owner herein during construction work and for such alternate accommodation the Builder/Developer shall pay a sum of Rs. 15,000/- (Rupees Fifteen Thousand) only per month towards shifting charges till such time the Owner is given possession in the new building.

7. That the Second Party/Developer shall erect and construct the building as per sanctioned plan(s) duly accorded by the Kolkata Municipal Corporation or otherwise as may be permissible under the K.M.C. rules comprising of several self-contained flats, garage, at his own costs and expenses and the First Party shall however sign all papers, documents, declarations as may be required for completion of the said building and shall also co-operate with the Developer to enable him to complete the building at the earliest as per within mentioned terms and condition.

8. That the Developer/Second Party shall demolish the existing One Storied building, if any, and shall commence construction of the proposed building on the said plot of land. The first party shall have no claim over the building materials of the existing building standing upon the said land.

9. The Developer shall have the right and authority to deal with the Developers Allocation being **ALL THAT Car-Parking Spaces (South-West-North oriented) on the Ground Floor, Entire Second Floor, AND 50% area of the Third Floor Flat i.e, (South-East-West Oriented),** in the proposed new building consisting of several self-contained residential unit/flats, car parking space, in the proposed new building with any prospective buyers at such consideration and on such terms and condition which the Developer at his own discretion shall think and fit and on the other hand the Owner also be entitled to deal with his allocation with any person or persons at his sweet will.

10. That the Developer/Second Party shall negotiate or otherwise be entitled to enter into agreement or agreement for sale with the intending purchaser or purchasers for sale of flats and Car-Parking space together with proportionate undivided impartible share in the land underneath only from the Developer's allocation of the proposed building and to put signature on the said agreements and to receive advance, earnest money or part consideration or full payment from the intending buyer/purchaser(s).

Be it mentioned herein that the said proportionate share of the Land will be transferred by the Developer, as the lawful Attorney on behalf of the owner to the intending purchaser/s at the time of registration only as regards the Developers allocation only.

11. Subject to Force Meajure and circumstances beyond control the Builder shall complete the construction of the new building in the said premises inhabitable conditions within the period of 18 (Eighteen) months from the date of Sanction of the Building Plan by the Concern Authority.

12. From the date of delivery of vacant possession of the said premises in favour of the Builder, the Builder shall hold the possession of the premises till completion of the Project and delivery of possession of the Owner allocation and Builders/ Developers allocation (in favour of intending Purchasers out of Builders/ Developers allocation) but the Developer has to complete the construction work of the new building within 18 (Eighteen) months from date of Sanction of the Building Plan by the Concern Authority.

13. That immediately after the execution of this agreement the Owner shall deliver possession of the said premises in favour of the Builder, and the Owner shall pay and/or clear all due rates and taxes to the Kolkata Municipal Corporation in regard to said premises up to date and the

Builder shall pay and/or clear all rates and taxes of the premises until such time the respective possession of Owner allocation and Builders/ Developers allocation are delivered and after delivery of such possession the Owner shall remain liable to pay rates and taxes, maintenance charges etc. for his allocation and the Purchasers of Builders/ Developers allocation shall also be responsible and liable for the same.

14. The Builder/Developer shall construct and complete the new building in the premises in accordance with the Sanctioned Building Plan.

15. After getting possession of the said premises the Builder shall carry out all jobs for the project and shall be entitled to utilize the existing water supply and electricity in the premises and pay and the Builder shall also pay all such charges for installation of electricity etc.

16. All costs, charges, expenses etc. for construction of the new G+3 Storied building with lift facility in the said premises shall be borne by the Builder and the Owner shall have no financial obligations thereof.

17. The Owner shall be exclusively entitled to deal with the Owner Allocated area in the new building and the Builder shall be exclusively entitled to the Builder's allocated area therein and the Builder shall be at liberty to sell and /or transfer his allocated portion in favour of any person or persons at any consideration which may be considered by the builder and the owner shall not be entitled to interfere in such sale in any manner.

18. After completion of construction and delivery of possession of Owner allocation in the new building, the owner shall convey, and transfer to the Builder and/or his nominee or nominees i.e. prospective purchasers therein the undivided proportionate share in the land appurtenant to the flats, car parking space, Shop Room, out of Builder's allocation.

19. During the period of construction of the New G+3 Storied building the Builder shall take all responsibilities of Labour's fees, charges, costs of materials, accidents, action taken by the Kolkata Municipal Corporation etc. And the Builder shall keep the owner saved harmless and indemnified in respect of any loss, damage that may arise in construction of the new building and/or any accident during construction the Owner shall not be responsible in any manner whatsoever and similarly the Owner shall keep the Builder saved harmless and indemnified in respect of any claim over and in respect of the Ownership of the said premises.

20. In order to proceed with the construction and as well as to enable the Builder to receive any advance/earnest /consideration money from the intending purchasers in respect of flats, car parking space, in the new building out of Builders allocation, the Owner shall grant a General Power of Attorney/ Development Power of Attorney in favour of the Builder and the Builder shall bear all costs/expenses of registration of such Power of Attorney.

21. Upon completion of construction of the new building, the Builder shall inform the Owner in writing to take delivery of possession of the Owner allocated area in the new building in good and habitable conditions and the Owner within 30 days from the date of such intimation shall take possession of their allocations in the proposed new building.

22. During the period of construction the Owner shall not cause any interference in construction work to be carried out by the Builder. However the Owner shall be entitled to inspect the site till the construction of the new building is fully completed.

23. In case of any reasonable difficulties and circumstances beyond control which may arise due to any reason beyond the control of the Builder, then in such event the time for completion of the new building shall be extended as mutually would be agreed upon by and between the parties hereto but in any event the said extended period shall not exceed 6 (Six) months. On failure of the Builder to complete the construction of the new building within the stipulated period of 18 months as aforesaid excluding the said extended period (if required) the Builder shall pay to the Owner @ Rs. 2,000/- (Rupees Two Thousand) only per month towards liquidated damages for the period of entire delay after expiry of the Stipulated period as mentioned above.

24. The Builder shall arrange new water supply from the Kolkata Municipal Corporation, and also new main service Meter (Electricity connection) for the entirety of the new building at his cost.

25. After completion of construction the Owner and the Builder shall form an Association of Owner in the New Building for the purpose of maintenance, safety, security of the Building and common portions thereof and in such association the Owner and the prospective Purchasers shall also join and observe rules and regulations thereof.

26. The Owner herein have appointed the Builder as the exclusive Builder for construction of new building at the said premises and during continuance of this Agreement shall not be entitled to engage any other person/firm for the purpose of construction without obtaining written consent from the Builder.

27. The Builder shall complete the constructions of the new building in accordance with the specifications given in the Schedule "E" hereunder and the Owner hereby accepted the same.

28. It is declared by the Owner that in the event any additional work or jobs are done in the Owner allocated portion, the Owner shall bear all costs of such additional jobs.

29. The Developer will have the right and authority to execute and register the Deed of Conveyance(s) or any other documents unto and in favour of the intending/prospective purchaser(s) on the basis of the General Power of

Attorney/ Developer Power of Attorney in respect of the flats, car parking space, belonging to the Developer (i.e. Developer's allocation). The Owner/First Party shall have no right and authority to revoke cancel or rescind this agreement until such time construction of the building is completed within above mentioned period and sale and transfer of the remaining portions (other than Owner allocation) is completed. The Owner hereby agreed to make themselves available at the time of registration of the Deed of Conveyance(s) in favour of the Purchase to execute the same as the Owner/Vendor in respect of the property under reference if required. Simultaneously if the owner desire to sell of their allocation to the third party the developer shall be the party in the said sale deed without raising any objection.

30. That both the parties will indemnify or keep indemnified the other party against all loss and damages out of their own obligation as stated hereinbefore and in the event of any disputes or differences relating to this agreement the parties shall have the right and option to take appropriate steps against the other partying accordance with the Laws of the land.

31. All disputes and/or differences touching any affair of this agreement between the parties hereto shall be referred to the Learned Court under Jurisdiction.

32. Courts of District South 24-Parganas, Alipore have territorial jurisdictions over the said property shall have the jurisdiction in all matters relating to or arising out of this agreement.

33. Any terms, conditions covenants mentioned herein may be altered, verified, modified between the parties hereto and in all such cases the same shall be always in writing and this agreement and/or its terms shall have commencement on and from the date of execution of these presents.

SCHEDULE "A" REFERRED TO ABOVE

(Description of the land whereon or whereupon the new building will be constructed)

ALL THAT piece and parcel of land measuring about **3 (Three) Cottahs 01 (One) Chittaks 27 (Twenty Seven) Sq.Ft. more or less** (as per actual physical measurement), more or less together with One storied old building structure standing thereon or part thereof measuring an area of 1200 Sq.ft. lying in Pargana Khaspur, R.S. No. 17, J.L. No. 31, at Mouza Bademashur, Touzi No. 246, 1516, 1518, Sabek Khatian No. 219, Hal Khatian No. 259, Sabek Dag No. 772, Hal Dag No. 734, under Police Station Jadavpur now Patuli, District 24-Parganas (South), and forming as **K.M.C. Premises No. 109, Rabindra Pally Block "D", (Mailing address D-73/1, Rabindra Pally, Block-D), P.S. Jadavpur now Patuli, Kolkata 700086**, being Assessee No. 31-101-20-0109-9, under Police Station Previously Jadavpur now Patuli, Kolkata 700086, within the limits of Ward No. 101 of the Kolkata Municipal Corporation, Addl. Dist. Sub Registration Office Alipore, District 24-Parganas (South), **TOGETHER WITH** all easement rights benefits, facilities and other advantages

attached therein and the said property is butted and bounded in the manner following :

ON THE NORTH: Part Plot of Sabek Dag No. 772 hal Dag No. 734

ON THE EAST : 12"ft. Wide K.M.C. Road

ON THE SOUTH: 18"ft wide K.M.C. Road

ON THE WEST: Dag No. 772.

SCHEDULE "B" REFERRED TO ABOVE

Part-I (OWNER'S ALLOCATION 50% of the new building as per Sanction Plan)

ALL THAT 1No. of Shop Room measuring about 130 Sq.ft. on the Ground Floor, South-East Portion, and 2 No. Of Car-Parking Space on the Ground Floor, North-East oriented portion having total area 334 Sq.Ft. more or less, Entire First Floor AND 50% area of the Third Floor, North-East-West Oriented, in the proposed G+3 Storied building (as per Sanction Plan), will be allotted to the Owner being K.M.C. Premises No. 109, Rabindra Pally Block "D", (Mailing address D-73/1, Rabindra Pally, Block-D), P.S. Jadavpur now Patuli, Kolkata 700086, within the limits of Ward No. 101 of the Kolkata Municipal Corporation and the owner shall also get a non-refundable amount of Rs. 5,50,000/- (Rupees five Lacs Fifty Thousand only) out of that;

- i) Rs. 2,75,000/- (Rupees Two Lacs Seventy Five Thousand only) shall be paid at the time of execution and registration of this Development Agreement and Development Power of Attorney,
- ii) Rs. 2,75,000/- (Rupees Two Lacs Seventy Five Thousand only) shall be paid at the time of vacating the existing property in favour of the Developer for the Commencement of the proposed Development Work.

Part- II (Developer's allocation 50% area of the new building as per

Sanction Plan)

ALL THAT Car-Parking Spaces (South-West-North oriented) on the Ground Floor, Entire Second Floor, AND 50% area of the Third Floor Flat i.e. (South-East-West Oriented), in the proposed G+3 Storied building (as per Sanction Plan), (save and except Owner allocation as mentioned above) to be constructed by the Developer into and over the aforesaid property consisting of self-contained flats, car parking space, will be allotted to the Builder/ Developer being **K.M.C. Premises No. 109, RabindraPally Block "D", (Mailing address D-73/1, RabindraPally, Block-D), P.S. Jadavpur now Patuli, Kolkata 700086,** within the limits of Ward No. 101 of the Kolkata Municipal Corporation. The Developer, also enjoy the undivided proportionate land share and all other common amenities and rights of the building as mentioned in the Schedule "C" below.

SCHEDULED "C" ABOVE REFERRED TO
(COMMON AREA, FACILITIES & AMENITIES)

1. External walls, external drainage system, external rain water pipe lines to drain out rain water from the roof of the said building.
2. Septic tank, Boundary walls, out side walls, open side spaces surrounding the said building and belonging to the said premises.
3. The Kolkata Municipal Corporation's Tap water connections for drinking water through pipe lines.
4. Drains, sewerages, Evacuation pipes from the ground floor and from the said building to the Corporation Duct.
5. Common paths and passages leading to and from the public road and common passages up to the said scheduled property through the main entrances of the said premises.
6. Rights of lateral, vertical, overhead, underneath, surrounding supports in and upon all main load bearings, foundations, columns, beams belonging to the said building.
7. Stair case, landing of the said building.
8. Common using right of the ultimate roof of the said building.
9. Land beneath the building and side spaces, main entrance gate and main building entrance, underground drain, underground water reservoir, overhead tank, electric meter space and electric wiring in the common parts.

SCHEDULED "D" ABOVE REFERRED TO
(common Expenses)

1. All costs of maintenance, operating replacing, white washing painting rebuilding replacing painting rebuilding reconstruction decoration re-

decorating and lighting the common parts and also the outer walls of the said building.

2. All electricity charges payable in common for the common portion of the building.
3. Cost and expenses for maintaining and repairing of the main structures water pipes and electric wires under or upon the said building and all other common spaces and portion and also the cost of the decorating the exterior of the building and roof.
4. Water taxes, Municipal and all other taxes whatsoever levied on the building and other expenses whatsoever,
5. Salary of common Sweeper, Electrician, etc.
6. Insurance premium of the building, if any.
7. The expenses of maintaining, repairing, re-decorating etc. of the main structure and in particular of the roof, gutter, rain water pipe, pump etc.
8. Such other expenses as may be deemed by the Association, if any, to be necessary or incidental for the maintenance and up-keep of the building and/or premises.

SCHEDULE "E" REFERRED TO ABOVE

SPECIFICATION OF THE PROPOSED BUILDING/CONSTRUCTION

The construction of the proposed new building shall be constructed in accordance with the sanction Building Plan from the K.M.C. authority.

- 1) That the construction of the new building generally of R.C.C. framed structure as per the design of the Engineer. Each work infilling of foundation trenches, plinths etc. with good earth in

layers including watering and ramming etc. layer by layer as completed.

- 2) **R.C.C. Work** : All R.C.C. works in foundation plinth, beams, lintel, columns, floors, beam floor slab, stair case etc. are concrete mix (1:2:3) with necessary reinforcement as per design.
- 3) **BRICK WORK** : All outer wall are 8" thick and interior brick work is 3" thick with 1st class brick in C.M. (1:5).
- 4) **FLOORING** : all floors in rooms, verandah are finished will be finished with 2"×2" Floor Tiles AND kitchen and toilet will be finished with Marbel.
- 5) **KITCHEN** : Black stone above the cooking platform, one Steel Made sink and one top as provided in kitchen.
- 6) **VERANDAH** : will be covered up to 2'6" height from floor.
- 7) **TOILET & BATH** : Toilet of each unit provided Indian style pan with foot steps or English style commode (White Colour) with one standard pattern water close with flushing cistern and one shower and one tap toilet/bath room walls are 6'ft. height tiles finished. One steel pipe 3" long was fixed upon toilet wall towel rail.
- 8) **WALL FINISH** : Inside wall was plastered with cement sand mortar (1:5) coated with plaster of parish, outside wall was plastered with cement sand mortar (1:5) and cement base water proof paint.
- 9) **STAIR CASE** : R.C.C. framed stair with Cast in Marble steps with milled railing on top.
- 10) **DOOR** : Main door will be of Flash Door.
 - a) wood frame with 32 mm. commercial flush door with White primer.
 - b) 8" long tower bolt from inside and Hawa Thesh and Balu Thesh were provided.

c) Hatch bolt for locking arrangement of Main door.

11) **WINDOWS** : Grill along with Sliding window frame with glass fitted as per window size.

12) **WATER ARRANGEMENT:**

K.M.C. water connection in the building. 1 No. of Water Reservoir and 1 No. of Overhead Water Tank.

13) **ELECTRIFICATION** : P.V.C. wiring fully concealed.

i) **BED ROOM :**

a) Single Bracket light point	No.1
b) Night lamp point	No.1
c) Ceiling fan point	No.1
d) Tube point	No.1
e) 5Amp. 5 Pin Plug Point	No.1

ii) **DINING & DRAWING ROOM**

a) Single Bracket light point	No. 1
b) Tube Point	No.1
c) Ceiling Fan point	No.1
d) 5 Amp 3 Pin T.V. Point	No.1
e) 5 Amp 3 Pin Plug Point (Fridge)	No.1
f) 5 Amp 3 Pin Plug on Switch Board	No.1
g) Single Bracket light point for verandah	No.1

iii) KITCHEN :

a) Light point	No.1
b) Exhaust fan point	No.1
c) 5 Pin Plug Point	No.1
d) 5 Amp 3 Pin Plug on Switch Board	No.1

iv) TOILET & BATH :

a) Light point	No.1
b) point for Geyser	No.1
c) One exhaust point	No.1

v) ELECTRICAL INSTALLATION :

The cost of common meter and pump will bear by the Developers and individual meter cost will be borne by the flat Owner and Vendor herein.

14) **SEPTI TANK:** 1 No. septic tank will be provided as per design and drawing.

EXTRA WORK :- Owner are request for extra work and/or change in at excluded specification towards betterment and fixing of costly items shall be entertained before commencement of the construction work of the specification item and the Owner shall be required to pay for the extra cost as may be requested by them shall be entertained before commencement of the construction work of the specified items and the Owner shall be required to pay for the extra cost as may be determined by the Developer in advance .

IN WITNESS WHEREOF the parties hereunto have set and subscribed their respective hands on the day month and year first above written.

SIGNED SEALED AT KOLKATA
IN THE PRESENCE OF
WITNESSES ;

1. Shantanu Saha
 S/O JYOTIRMOY SAHA
 D73/1 RABINDRAPALLY
 KOLKATA 700086

Jyoti Saha
 SIGNATURE OF THE OWNER

2. Dipayan Ghosh
 Adv.
 Alipore Police Court
 K-27.

NAIWRITA ENTERPRISE
Pannab Chak.
 Proprietor
 SIGNATURE OF THE DEVELOPER

Drafted & prepared by :

Dipayan Ghosh
 (Dipayan Ghosh)
 Advocate F/1292/2007
 Alipore Criminal Court
 Kolkata-700027.

Type By:

Q

MEMO OF CONSIDERATION

RECEIVED from the Developer the sum of **Rs. 2,75,000/-** (Rupees Two Lacs Seventy Five Thousand only) being the consideration money by the within named First Party/ Owner in the manner below:

MEMO

SL. NO.	DATE	MODE OF PAYMENT	AMOUNT
1.	28.04.2025	By way of Cheque vide No. 001013, drawn on Bandhan Bank, Baghajatin Branch.	Rs. 1,00,000/-
2.	08.05.2025	By way of Online Transfer Transaction No. N128250550139016.	Rs. 75,000/-
3.	03.06.2025	By way of Online Transfer Transaction No. N154250249269018.	Rs. 1,00,000/-
		TOTAL	Rs. 2,75,000/-

(Rupees Two Lacs Seventy Five

Thousand) only.

WITNESSES :

1. *Shantanu Saha*

2. *Dipayan Choudhury*

Jyoti Saha

SIGNATURE OF THE OWNER

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

Name

Signature



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

Name JYOTIRMOY SAHA

Signature Jyotirmoy Saha



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

Name PALLAB GHOSH

Signature Pallab Ghosh

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

Name

Signature



Government of West Bengal

GRIPS 2.0 Acknowledgement Receipt

Payment Summary



080620252009942358

GRIPS Payment Detail

GRIPS Payment ID: 080620252009942358 Payment Init. Date: 08/06/2025 20:53:13
Total Amount: 4792 No of GRN: 1
Bank/Gateway: SBI EPay Payment Mode: SBI Epay
BRN: 7159411863613 BRN Date: 08/06/2025 20:53:58
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

Depositor's Name: Mr DIPAYAN GHOSH
Mobile: 9903538583

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260099423598	Directorate of Registration & Stamp Revenue	4792
Total			4792

IN WORDS: FOUR THOUSAND SEVEN HUNDRED NINETY 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



192025260099423598

GRN Details

GRN: 192025260099423598 Payment Mode: SBI Epay
GRN Date: 08/06/2025 20:53:13 Bank/Gateway: SBlePay Payment Gateway
BRN: 7159411863613 BRN Date: 08/06/2025 20:53:58
Gateway Ref ID: 164848805 Method: State Bank of India WIBMO PG CC
GRIPS Payment ID: 080620252009942358 Payment Init. Date: 08/06/2025 20:53:13
Payment Status: Successful Payment Ref. No: 2001545735/1/2025
[Query No* (Query Year)]

Depositor Details

Depositor's Name: Mr DIPAYAN GHOSH
Address: 4/84A, VIDYASAGAR, KOL-47
Mobile: 9903538583
Period From (dd/mm/yyyy): 08/06/2025
Period To (dd/mm/yyyy): 08/06/2025
Payment Ref ID: 2001545735/1/2025
Dept Ref ID/DRN: 2001545735/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001545735/1/2025	Property Registration- Stamp Duty	0030-02-103-003-02	2021
2	2001545735/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	2771
Total				4792

IN WORDS: FOUR THOUSAND SEVEN HUNDRED NINETY TWO ONLY.



Major Information of the Deed

Deed No. :	I-1605-00800/2025	Date of Registration	09/06/2025
Query No / Year	1605-2001545735/2025	Office where deed is registered	
Query Date	03/06/2025 2:49:41 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dipayan Ghosh Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9903538583, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]. [4311] Other than Immovable Property, Receipt [Rs : 2,75,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 43,10,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 2,771/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



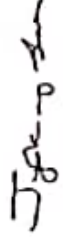
District: South 24-Parganas, P.S.- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rabindrapally Block D., Premises No: 109, , Ward No: 101 Pin Code : 700086

Sch No	Plot Number	Khata Number	Land Use Proposed ROR	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 1 Chalak 27 Sq Ft	1/-	34,10,002/-	Width of Approach Road: 18 Ft.,
Grand Total :				5.115Dec	1/-	34,10,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1/-	9,00,000/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 600 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	1 /-	9,00,000 /-	



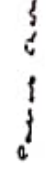
Land Lord Details :

Sl No	Name	Photo	Finger Print	Signature
1	<p>Jyotirmoy Saha Son of Late Radha Ballav Saha Executed by: Self, Date of Execution: 09/06/2025 Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office</p>			
	<p>D-73/1, Rabindrapally, Block/Sector: D, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,Date of Birth:XX-XX-1XX1 , PAN No.:: A1xxxxxx8C, Aadhaar No: 74xxxxxxxx1299, Status :Individual, Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office</p>			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>NAIWRITA ENTERPRISE 4/84A, Vidyasagar Colony, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Date of Incorporation:XX-XX-1XX0 , PAN No.:: bmxxxxxx7b, Aadhaar No: 47xxxxxxxx1476, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name	Photo	Finger Print	Signature
1	<p>Pallab Ghosh (Presentant) Son of Late Umapada Ghosh Date of Execution - 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 , Place of Admission of Execution: Office</p>			
	<p>4/84A, Vidyasagar Colony, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: BMxxxxxx7B, Aadhaar No: 47xxxxxxxx1476 Status : Representative, Representative of : NAIWRITA ENTERPRISE (as PROPRIETOR)</p>			

Identifier Details :

Name	Photo	Finger Print	Signature
Dipayan Ghosh Son of Pallab Ghosh Alipore Police Court, City - , P.O:- Alipore, P.S.-Alipore, District-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	09/06/2025	09/06/2025	09/06/2025
Identifier Of Jyotirmoy Saha, Pallab Ghosh			

Transfer of property for L1	
Sl.No	From
1	Jyotirmoy Saha
Transfer of property for S1	
Sl.No	From
1	Jyotirmoy Saha
	To. with area (Name-Area)
	NAIWRITA ENTERPRISE-5.115 Dec
	To. with area (Name-Area)
	NAIWRITA ENTERPRISE-1200.000000000 Sq Ft

On 09-06-2025

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

Article number : 48

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1898.

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

Presented for registration at 12.40 hrs on 09-06-2025. at the Office of the A.D.S.R. ALIPORE by Pallab Ghosh .
Certificate of Market Value(WB PUVI rules of 2001)

Presented for registration at 12.40 hrs on 09-06-2025. at the Office of the A.D.S.R. ALIPORE by Pallab Ghosh .

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 43,10,002/-

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 43,10,002/-

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

Execution is admitted on 09/06/2025 by Jyotirmoy Saha, Son of Late Radha Ballav Saha, D-73/1, Rabindrapally, Sector: D, P.O: Baghajatin, Thana: Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Advocate

by Profession Service

Indetified by Dipayan Ghosh, . . . Son of Pallab Ghosh, Alipore Police Court, P.O: Alipore, Thana: Alipore, . . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Indetified by Dipayan Ghosh, . . . Son of Pallab Ghosh, Alipore Police Court, P.O: Alipore, Thana: Alipore, . . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-06-2025 by Pallab Ghosh, PROPRIETOR, NAWRITA ENTERPRISE (Sole Proprietorship), 4/84A, Vidyasagar Colony, City:- P.O:- Baghajatin, P.S:-Patuli, District-South 24-Parganas, West Bengal, India, PIN:- 700086

Indetified by Dipayan Ghosh, . . . Son of Pallab Ghosh, Alipore Police Court, P.O: Alipore, Thana: Alipore, . . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Indetified by Dipayan Ghosh, . . . Son of Pallab Ghosh, Alipore Police Court, P.O: Alipore, Thana: Alipore, . . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees
Certified that required Registration Fees payable for this document is Rs 2,771.00/- (B = Rs 2,750.00/-, E = Rs 21.00/-)

) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,771/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Description of Online Payment using Govt. Ref. No: 192025260099423598 on 08-06-2025, Amount Rs: 2,771/-, Bank Online on 08/06/2025 8:53PM with Govt. Ref. No: 192025260099423598 on 08-06-2025, Head of Account 0030-03-104-001-16

Online on 08/06/2025 8:53PM with Govt. Ref. No: 192025260099423598 on 08-06-2025, Head of Account 0030-03-104-001-16

SBI EPay (SBIePay), Ref. No. 7159411863613 on 08-06-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 5335, Amount: Rs.5,000.00/-, Date of Purchase: 05/06/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Description of Online Payment using Govt. Ref. No: 192025260099423598 on 08-06-2025, Amount Rs: 2,021/-, Bank Online on 08/06/2025 8:53PM with Govt. Ref. No: 192025260099423598 on 08-06-2025, Head of Account 0030-02-103-003-02

Online on 08/06/2025 8:53PM with Govt. Ref. No: 192025260099423598 on 08-06-2025, Head of Account 0030-02-103-003-02

SBI EPay (SBIePay), Ref. No. 7159411863613 on 08-06-2025, Head of Account 0030-02-103-003-02

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SBI EPay (SBIePay), Ref. No. 7159411863613 on 08-06-2025, Head of Account 0030-02-103-003-02

V.N.B.
MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2025, Page from 35226 to 35262
being No 160500800 for the year 2025.



(M)

Digitally signed by MANIMALA CHAKRABORTY
Date: 2025.06.10 15:32:44 +05:30
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 10/06/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.