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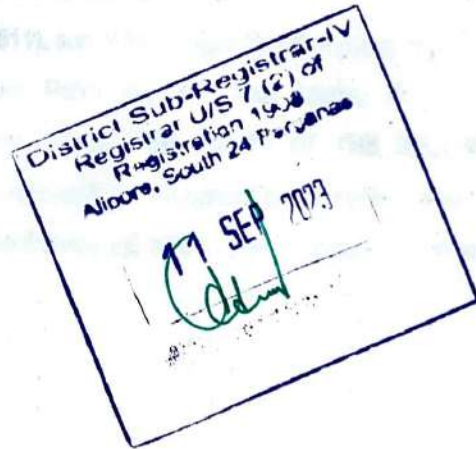


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11/09/2023  
 Q-2002166453/2023

Certified that the document is admitted the Registration. The signature sheets and the addresses of sheets attached with the document are the part of this document.



**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT is made this 11<sup>th</sup> day of September, 2023 (TWO THOUSAND AND TWENTY THREE)

BETWEEN

No: 1254 Date: 11 SEP 2023 Rs 100.00  
Name: S. Pattak  
Address: .....

Vendor - Washim Gazi  
Alipore Judges Court  
Kolkata-700 027

ADVOCATE  
ALIPORE JUDGES COURT  
KOL-27

Signature of Vendor 



Ambu Moulic  
S/o to Ashim Moulic  
Alipore Judges Court  
KOL-27  
Law Clerk

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
11 SEP 2023

**SRI AMIT LAMBA (PAN-AAXPL3620Q, ADHAAR No. 5396 4561 2596, Mobile No.98310 25788)**, son of Late Baldev Singh Lamba, by faith –Hindu, by Occupation- Businessman, by Nationality- Indian, residing at 340 N.S.C. Bose Road, Naktala, Naktala Kolkata-700 047, West Bengal, hereinafter referred to as **“THE OWNER/ OWNER /PARTY OF THE FIRST PART”** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, legal representatives, executors, administrators, nominee/s and/or assign/s) on the **ONEPART**.

**AND**

**LIVING SPACE**, a sole proprietorship concern represented by its sole proprietor **Mr. ANIKET SINGH (PAN -JGVPS8146D)** having Office at 1/9A Dover Lane Kolkata- 29, – **ADHAAR No. 471899436172 , MOBILE No. 98369 75511**), son of Mr. Sanjay Singh residing at 549, Block-N, New Alipore, Post Office – New Alipore, Police Station – New Alipore, Kolkata 700 053 hereinafter referred to and called as the **DEVELOPER/ PARTY OF THE SECOND PART** (which expression or term shall unless excluded by or repugnant to the context deem to mean and include her legal heirs, legal representatives, executors, administrators, nominees and/or assigns) of the **OTHER PART**.

**WHEREAS:**

- A. One Hiralal Chatterjee of 18, Kali Mohan Banerjee Lane, Bhowanipore, Calcutta was the sole and absolute owner of all that the piece or parcel of land measuring about 3 Cottahs together with a multi storied brick built residential building standing thereon lying situate at and being Premises no. 130/1/1, Bakul Bagan Road, Kolkata 700025 within the jurisdiction of the Calcutta Municipal Corporation under Police Station – Bhowanipore, 24 Parganas now South 24 Parganas I (hereinafter referred to as the said land along with other movable and immovable properties.
- B. Eventually said Hiralal Chatterjee died intestate on 7th April 1938 and subsequently the estate of said Hiralal Chatterjee including the said land was partitioned amongst his legal heirs and successors vide a Partition Deed dated 6<sup>th</sup> December 1943 registered with the office of the District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 93

Pages 127 to 153 being No. 4961 for the year 1943, hereinafter referred to as the said Partition Deed.

- C. In terms of the said Partition Deed the said land was partitioned and divided and demarcated in the following manner:

Premises No.	Area	Demarcated portion	Area
130/1/1 Bakul Bagan Road	3 Cottahs	Front portion	1 Cottah 1 Chittack
		Rear Portion	1 Cottah 12 Chittack
		Common passage	3 Chittack

- D. By virtue of the said Partition Deed dated 6th December 1943, Gananath Chatterjee, son of late Hiralal Chatterjee became the sole and absolute owner of the said Rear Portion of the Premises No.130/1/1, Bakul Bagan Road, being All that the piece or parcel of land measuring 1 Cottah 12 Chittacks together with a multi storied brick built residential building standing thereon lying situate at and being and part of Premises no.130/1/1 Bakul Bagan Road, Kolkata 700025 within the jurisdiction of the Kolkata Municipal Corporation under Police Station Bhowanipore, 24 Parganas now South 24 Parganas.
- E. Eventually said Rear Portion of the Premises no.130/1/1 Bakul Bagan Road having an area of 1 Cottah 12 Chittacks together with the multi storied brick built residential buildings standing thereon together with the common passage measuring about 3 Chittacks was assessed and numbered as 130/1/1B, Bakul Bagan Road and 130/1/1C, Bakul Bagan Road having area of 12 Chittack and 1 Cottah respectively in the books and records of the Calcutta Municipal Corporation.
- F. Thus, said Gananath Chatterjee became the sole and absolute owner of All that the piece or parcel of land measuring about 1 Cottah together with a four storied brick built

residential building standing thereon, having built up area measuring about 2000sq. ft. (500 sq. ft. on each floor) lying situate at and being Premises no. 130/1/1C, Bakul Bagan Road, now known as 130/1/1C, Raj Sekhar Bose Sarani, Kolkata 700025, **TOGETHER WITH** a 3 feet wide and 45 feet long private passage altogether measuring about 3 Chittack on the southern side of the property, which leads to the western side connecting the Premises no. 130/1/1C Bakul Bagan Road, now known as 130/1/1C, Raj Sekhar Bose Sarani with the main Road share in common only with the Premises No. 130/1/1B, Bakul Bagan Road, now known as 30/1/1B, Bakul Bagan Road, Kolkata 700025 having land measuring about 12 Chitack together with a residential building standing thereon and brother of said Gananath Chatterjee , Sambhunath Chatterjee by virtue of the said partition became owner of the Premises No. 130/1/1A, Bakul Bagan Road, now known as 130/1/1A, Raj Sekhar Bose Sarani, Kolkata 700025, having land measuring about 1 Cottah 1 chittack together with a brick built residential building standing thereon which is hereinafter referred to as the said Property – Three and more fully described in the Part III of the Schedule hereinafter written.

- G. While exclusively seized and possessed of and/or otherwise well and sufficiently entitled to, said Gananath Chatterjee by a Deed of Trust dated 5<sup>th</sup>December 1978 registered with the office of the Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 212, Pages 58 to 66, being no. 5574 for the year 1978, settle the said Property in favour of a Trust created by him appointing himself, his wife Benu Chatterjee, his only son, Pradip Chatterjee and his only daughter, Tapasi Chatterjee as the Trustees of the said Trust with the terms and conditions fully mentioned therein hereinafter referred to as the said Deed of Trust.
- H. While being the trustee of the above mentioned Trust said Gananath Chatterjee died intestate on 30.03.1989 leaving behind him surviving his wife said Benu Chatterjee, his only son, Pradip Chatterjee and only daughter Tapasi Chatterjee as his only legal heirs and successors to his estate.
- I. Subsequently while being the trustee of the above mentioned Trust said Benu Chatterjee died intestate on 15.06.2010 leaving behind her surviving her only son

Pradip Chatterjee and her only daughter, Tapasi Chatterjee as her only legal heirs and successors to her estate.

- J. Simultaneously with the death of the said trustee, Benu Chatterjee, the said Trust got dissolved and ceased to exist as per the terms of the said Deed of Trust and further as per the terms of the said Deed of Trust, said Tapasi Chatterjee became the sole and absolute owner of the said Property at premises No. 130/1/1C, Raj Sekhar Bose Sarani, Kolkata 700025 and said Pradip Chatterjee became absolute owner of 130/1/1B, Raj Sekhar Bose Sarani, Kolkata 700025 and thus being absolutely seized and possessed of the same mutated their name in the books and records of the Kolkata Municipal Corporation and paying taxes regularly.
- K. Said Tapasi Chatterjee being in possession of the said Property 130/1/1C, Raj Sekhar Bose Sarani, Kolkata 700025, and having a good marketable title therein free from all encumbrances and liabilities whatsoever, without any disturbance obstruction claim or objection whatsoever from any person or persons, and being in urgent need of money, offered to sell transfer convey assign and assure the said Property to the Party of the First Part as the Purchaser and relying on the representations of said Tapasi Chatterjee, the Party of the First Part / the Vendor herein agreed to purchase and acquire the same absolutely and forever free from all encumbrances mortgages charges liens liens pendens cases vesting attachments trust uses debentures tenancies leases occupancy rights restrictions restrictive covenants acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with Khas peaceful vacant possession of the said Property for the consideration and on the terms and conditions mutually agreed upon by and between the parties hereto.
- L. By dint of the Deed of Conveyance dated 28th September 2022 registered before the District Sub Registrar II, Alipore, South 24 Parganas recorded in Book No. I, Volume No. 1602-2022 Pages from 508601 to 508630 being No. 160213533 for the year 2022, said Tapasi Chatterjee alias Tapashi Chatterjee alias Tapasi Chatterjee sold conveyed and transferred All that the said property fully described in the Part I of the Schedule hereinafter written to the Party of the First Part as the Purchaser for valuable consideration.

M. Likewise, in terms of the aforesaid Deed of Partition dated 6<sup>th</sup> December, 1943, said Gananath Chatterjee, son of late Hiralal Chatterjee, became the sole and absolute owner of All that the piece or parcel of land measuring about 12 Chittacks however physically measuring about 13 chittack more or less together with a four storied brick built residential building with cemented floor standing thereon, measuring about 1500 sq. ft. (375 sq. ft. on each floor) lying situate at and being Premises no. 130/1/1B, Bakul Bagan Road, now known as 130/1/1B, Raj Sekhar Bose Sarani, Kolkata 700 025 having Assessee No. 11-072-34-0129-0 within the limits of Ward No. 72 of the Kolkata Municipal Corporation under Police Station – Bhowanipore, 24 Parganas now South 24 Parganas, TOGETHER WITH a 3 feet and 45 feet long private passage altogether measuring about 3 Chittacks on the southern side of the Property, which leads to the western side connecting the Premises No. 130/1/1B Bakul Bagan Road, now known as 130/1/1B Raj Sekhar Bose Sarani, with Bakul Bagan Road now known as Raj Sekhar Bose Sarani, shared in common only with Premises no. 130/1/1C, Bakul Bagan Road, now known as 130/1/1C, Raj Sekhar Bose Sarani, Kolkata 700 025, and Premises no. 130/1/1A, Bakul Bagan Road, now known as 130/1/1A, Raj Sekhar Bose Sarani, Kolkata 700 025, hereinafter referred to as the said Property-Two and more fully and particularly described in the Part II of the Schedule hereinafter written.

As aforesaid, said Gananath Chatterjee created a registered Deed of Trust dated 5<sup>th</sup> December 1978 and upon his demise as well as after demise of the then Trustee thereof, namely Benu Chatterjee, the Trust having got dissolved, the right title and interest in respect of the said Property- One devolved upon his then surviving legal heirs, said Tapashi Chatterjee and Pradip Chatterjee in terms of the Trust Deed, became the sole and absolute owner in respect of the said Property – Two.

Said Pradip Chatterjee being in urgent need of money and having offered to dispose off the said Property-Two to intending purchaser and the Vendor herein as the Purchaser having offered to purchase as such for valuable consideration, he sold conveyed and transferred all his right title and interest in respect of the said Property Two, as set out in the Part II of the Schedule hereinafter contained unto and in favour of the Party of the

First Part /Vendor herein as the Purchaser by dint of a registered Deed of Sale dated 28th September 2022. The said Deed of Conveyance was registered in the office of District Sub Registrar II, at Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1602-2022 Pages from 581667 to 581697 Being No. 160215960 for the year 2022.

- N. Similarly, by virtue of the said Partition Deed dated 6<sup>th</sup> December, 1943, Sambhunath Chatterjee, son of late Hiralal Chatterjee became the sole and absolute owner of the said Front Portion of the Premises no. 130/1/1, Bakul Bagan Road being All that the piece or parcel of land measuring about 1 Cottah 1 Chittack however physically measuring about 1 Cottah 2 Chittack more or less together with a dilapidated Four storied brick built residential building standing thereon having a built up area measuring about 2000 sq. ft. (500 sq. ft. on each floor), lying situate at and being Premises no. 130/1/1A, Bakul Bagan Road, Kolkata 700025, now known as 130/1/1A, Raj Sekhar Bose Sarani, Kolkata 700025, within the jurisdiction of the Kolkata Municipal Corporation under Police Station – Bhowanipore, 24 Parganas now South 24 Parganas, AND together with the common passage measuring 3 Chittacks and 45 sq.ft. long private passage altogether measuring 3 Chittacks on the southern side of the property, which leads to the western side and connected with Bakul Bagan Road, now known as Raj Sekhar Bose Sarani and share in common only with Premises No. 130/1/1B, Bakul Bagan Road, now 130/1/1B Raj Sekhar Bose Sarani, Kolkata 700025 and Premises No. 130/1/1C, Bakul Bagan Road, now known as 130/1/1C, Raj Sekhar Bose Sarani, Kolkata 700025 and assessed and numbered as 130/1/1A, Bakul Bagan Road, now 130/1/1A, Raj Sekhar Bose Sarani, in the records and books of the Kolkata Municipal Corporation, Ward No. 72, being Assessee No. 11-072-34-0128-8. The aforesaid property is hereinafter referred to as the said Property – Three and more fully and particularly described in the Part III of the Schedule hereunder written.
- O. Said Sambhunath Chatterjee died on 02.10.1981 leaving behind him surviving his wife, Sati Rani Chatterjee, one son, Subir Chatterjee and one daughter, Bandana Mukherjee, as his only legal heirs and successors to this estate. Said Sati Rani



Chatterjee being jointly seized and possessed of the said Property-Three, having one-third undivided share therein transferred her said undivided share unto and in favour of her daughter, Bandana Mukherjee by dint of a Gift Deed dated 25.05.1984 registered in the office of District Sub Registrar, Alipore and recorded in Book No. I, Volume No. 33, Pages 230 to 235 being No. 6831 for the year 1984.

Thereafter, by virtue of a Partition Deed dated 6th June, 1986 executed between the then joint owners of the said Property – Three namely Subir Chatterjee and Bandana Mukherjee registered in the office of Additional District Sub Registrar, Alipore and recorded in Book No. I, Volume no. 22, Pages 359 to 370 being no. 1589 for the year 1986, said Bandana Mukherjee became the sole and absolute owner of the said Property – Three for the consideration and on the terms and conditions mentioned therein. Thus, by virtue of the above referred Gift Deed dated 25.05.1984 and the said Partition Deed dated 06.06.1986, said Bandana Mukherjee became the sole and absolute owner of the said Property – Three.

- P. Said Bandana Mukherjee having become the sole and absolute owner in respect of the said Property – Three and seized and possessed of and/or otherwise well and sufficiently entitled thereto as well as being in possession thereof without any disturbance obstruction claim or objection whatsoever from any person or persons and expressed her intention to sell and transfer the same for value being in urgent need of money, sold conveyed and transferred the same unto and in favour of one **M/s. J.G. ADVISORY LLP** (PAN AALFJ6755A, LLP I No.AAF-5047), a Limited Liability Partnership firm, incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its Registered Office at 176B, Rashbehari Avenue, Gariahat, Post Office – Sarat Bose Road, Police Station-Gariahat, Kolkata 700029, represented by one of its Designated Partners, **SRI JAYANTA MAZUMDAR** (PAN CCCPM5612G – DIN NO.07569271, Mob No. 9836692453), son of Sri Jyotirmoy Mazumdar, residing at Apartment No. 207, Darpan Complex, 50A, Purna Das Road, Post Office – Sarat Bose Road, Police Station – Gariahat, Kolkata 700029, as the Purchaser for valuable consideration by dint of a registered Deed of Conveyance dated 28th September 2022, registered before the office of the District Sub Registrar II, Alipore, 24 Parganas

South being recorded in Book No. I, Volume No.1602-2022 Pages-521 793 to 521826 Deed No. 160213972 for the year 2022 and on the terms and conditions as stipulated therein.

- R. While seized and possessed of and/or otherwise well and sufficiently entitled to the aforesaid property by purchase for valuation consideration, as aforesaid, said **M/s. J.G. ADVISORY LLP** a Limited Liability Partnership firm, sold conveyed and transferred its entire right title and interest therein in respect of three properties being said Property – One, Property - Two and Property Three as set out in the Part I, II and III respectively in the First Schedule hereinafter contained, and the said three tenements are amalgamated into one tenement and collectively hereinafter called and referred as the said Entire Property which is more fully mentioned in the second schedule hereunder .
- S. Having become the owner of the aforesaid properties and after amalgamation as mentioned above, the said entire land with structure became a single unit and/or premises being No. 130/1/1A, Raj Sekhar Bose Sarani and said **M/s. J.G. ADVISORY LLP** also obtained a single KMC Assessee No. being 110723401288 and the said upon application and payment of the of the requisite fees obtained a sanction plan being Building Plan No. 20203080030 dated 22.06.2023 which is valid up to 21.06.2028. After obtaining the said sanction plan, said **M/s. J.G. ADVISORY LLP** demolished major portion of the structure standing thereon and at present there is only about 200 sq. feet of structure standing thereon.
- T. Said **M/s. J.G. ADVISORY LLP** resolved by a Board Resolution dated 4.4.2023 that they shall dispose off the said property for valuable consideration to an intending buyer and accordingly pronounced his intention to dispose off by way of sale and transfer for value, the Party of the First Part having come to know of such intention offered to purchase the same as such.
- U. Subsequently, said **M/s. J.G. ADVISORY LLP** as owner / vendor sold conveyed and transferred the entire property for value unto and in favour of the Party of the First

Part herein by dint of a registered Deed of Sale dated 01.08.2023 executed and registered in the Office of the DSR-IV at Alipore, South 24 Parganas, and recorded in Book No. I, Volume No-1604-2023 at Pages-295554 to 295585 being No.160409518 for the year 2023, together with all the chain of title of the documents connected therewith including the aforesaid Sanctioned Plan.

- V. The Owner herein then decided to arrange for developing and constructing a multi storied building as per the aforesaid Sanctioned Plan through a sound developer whereby and whereupon considered the Party of the Second Part as his Developer to undertake all procedure for the said purpose on the terms and conditions as stated hereinafter.
- W. During the course of the discussions between the parties hereto, the owners have represented to the Developer in respect of the said Entire Property :
- a. That the demised property land described in the Second Schedule hereinafter contained is free from all encumbrances, charges liens, claim or demand whatsoever in encumbrances charges, mortgage or lien.
  - b. That the demised property is not subject of any other litigation.
  - c. That the Owners are in exclusive and uninterrupted and peaceful possession of the demise land.
  - d. That the Owner has not let out or parted with possession of the demised property or portion thereof nor has entered into an agreement for sale or Lease or other form of occupancy or otherwise, save and except these presents.
  - e. That there is no outstanding due and payable by the owner herein to the competent authority, save that the mutation in his name in the records of the Kolkata Municipal Corporation is pending.
  - f. That the said property does not fall under the Urban Land (Ceiling and Regulation) Act, 1976.

- g. That the owner has declared that he has sound marketable title in respect of the said property including the said structures situated thereon without any claim, right, title, interest of any person thereon or therein and that he has the sole absolute right to enter into this agreement with the Developer and the Owner hereby undertakes to indemnify and keep the Developer indemnified against any third party's claims actions and demands, whatsoever, with regard to his title of ownership.
- h. There is no existing agreement with any other person or persons/ entity / entities in connection with the development/ sale/transfer of their right, title, interest in respect of the said property or any portion thereof at the time of execution of this Development Agreement and that he is free to enter into this Agreement for Development with the present Developer.
- i) That there is no notice of requisition or acquisition or any sort of encumbrances in respect of the demised property.

Relying on the aforesaid representation and believing the same to be true and acting on good faith thereof the Developer has agreed to enter into this agreement.

**NOW THIS AGREEMENT WITNESSETH THAT:**

- I. In terms of the aforesaid understanding and/or agreement agreed by and between the parties hereto and pursuant thereto, the owner herein has decided to engage and appoint the Party of the Second Part as his Developer with the signing of these presents, and the parties hereto have agreed understood and to be acted upon as follows that :
  - a) In this agreement unless otherwise agreed upon the following expression will have the following meaning :-

**OWNER :-** shall mean THE PARTY OF THE FIRST PART herein, and his legal heirs, legal representatives, executors, administrators, nominee/s and/ or assigns.

**DEVELOPER:-** shall mean THE PARTY OF THE SECOND PART and its successor-in-office or successors in interest and/ or assigns.

**PREMISES** :- shall mean the land and premises lying situate at and being the Municipal Premises No. **ALL THAT** the piece or parcel of land measuring about 3 Cottah 00 Chittack 00 Sq.ft. at Premises no. 130/1/1A Bakul Bagan Road, Kolkata 700025, now known as 130/1/1A, Raj Sekhar Bose Sarani, Kolkata 700025 together with an old and dilapidated structure standing thereon measuring about 200 sq. feet., bearing KMC Assessee No. being 110723401288 within Police Station:- Bhawanipore Ward No 72 of the KMC , District South 24 Parganas , ADSR, as set out in the Second Schedule hereinafter contained.

**BUILDING PLAN** :- shall mean Sanctioned Plan already obtained for the development and construction of the proposed building and such Plan or revised Plans to be prepared by the Architect engaged by the developer as may be sanctioned by the Kolkata Municipal Corporation.

**ARCHITECT** :- shall mean the architect as may be appointed by the Developer from time to time and shall include such person or persons, firm or firms, entity or entities, company or companies who shall have requisite qualification and experience for such appointment.

**SALEABLE SPACE**:- shall mean the space in the new building available for independent use and occupation by the Developer after making due provisions for common facilities and the space required thereof and after providing the Owner's allocation.

**NEW BUILDING and/or MULTISTORIED BUILDING** :- shall mean the building to be constructed on the said Entire Property by the Developer herein in accordance with the plan or plans to be sanctioned by the Kolkata Municipal Corporation.

**OWNER'S ALLOCATION** :- shall mean 60% (Sixty per cent.) of the constructed area out of the total sanctioned constructed area together with roof right and rights and interests upon and over all the common areas, portions, installations , facilities and amenities connected therewith or related thereto and together with proportionate rights and interest over and in respect of the indivisible impartible land beneath the said Entire property.

**DEVELOPER'S ALLOCATION** :- shall mean the rest 40 % (Forty per cent.) of the constructed portions of the constructed area in the proposed new building together with roof right and rights

and interest over all the common areas, portions, installations, facilities and amenities connected therewith or related thereto and together with proportionate rights and interest over and in respect of the indivisible impartible land beneath the said Entire Property.

**COMMON AREA AND FACILITIES** :- shall mean all common spaces, open and covered, staircase, stair landing, service area, all amenities, installations, and facilities, as set out in the Schedule hereinafter contained.

**SPECIFICATION** – shall mean the specification and/or materials to be used for construction, erection and completion of the said New Building and/or Buildings as specified in the Schedule hereunder written and/or as may be recommended by the Architect from time to time.

Words importing singular shall include plural and vice versa and the words importing masculine gender shall include feminine and vice-versa and similarly words importing neuter gender shall include masculine and feminine genders.

b) That the Developer has represented that they are prima facie satisfied with regard to the title of the aforesaid property. The Developer, however, reserve its right to cause all necessary searches at its own costs with regard to the marketability of the title of the aforesaid property.

However, the Owner hereby undertake to keep the Developer indemnified against all the third party's claims with regard to the title in respect of the said property and further undertakes not to create any encumbrances in respect of his aforesaid property or on any part thereof, and that save and except the Owner or his nominees or assigns or legal representatives, no body shall be entitled to deal with or dispose of the share of space in the proposed building after the plan is sanctioned.

c) That the Owner doth hereby grant the exclusive right of development and construction in respect of the said Entire Property in favour of the Developer with the intent and object that the Developer shall obtain any further necessary Map or Plan prepared by a duly authorised Architect for being submitted to the Kolkata Municipal Corporation (hereinafter called K.M.C.) or other Authorities concerned for sanction and shall construct, erect and complete the Multistoried Building on the said Entire Property being complete in all respects in accordance

with the plan or plans to be sanctioned by the said Authorities Concerned and specifications as provided in the Schedule written hereunder.

d) That on the basis of the already Sanctioned Plan or further Plans for the proposed development work and on obtaining vacant possession of the entire property, the Developer will be entitled to demolish the existing structures in the said entire property and take the benefit of the debris whatsoever and take up all procedures for such development and construction thereon of the proposed multi storied building.

e) That in the circumstances and in consideration of the terms and conditions contained herein and the respective obligations to be performed, fulfilled and observed by the Owner and the Developer and in regard to Owner's allocation thereof, it has been agreed to grant the exclusive right of development of the new building in the said premises including aforesaid Owner's allocation (being the Owner's share in the constructed property) to the Developer and that the Developer will be entitled to deal with their Developer's allocation in the proposed building in the manner they may deem fit and proper.

It is, however agreed, if there is any construction of additional floor in the proposed building then such excess area shall also be allocated between the Owner and the Developer in the same ratio as aforesaid.

## II. DEVELOPER'S OBLIGATION :

It shall be the responsibility and obligation of the Developer to comply with the terms and conditions as follows :-

- a) To prepare and finalize the further or revised plan/s of the aforesaid project for submitting the same and securing approval thereof from the Kolkata Municipal Corporation.
- b) The Developer shall at its cost for and on behalf of the Owner, shall apply and obtain further or revised sanctioned plan if required of the proposed building to be constructed at the aforesaid property and shall submit such sanctioned plan with due approval of the Owner and the entire cost of such sanctioned including the Architect fees, however, shall be borne by the Developer.

- c) In the sanctioned plan, it has been agreed between the parties that both the Owner and the Developer shall duly demarcate their respective allocations in the proposed building with proper colour in the photo copy of the sanctioned plan and to be counter signed by the parties hereto. before commencement of construction of the proposed building.
- d) To commence the development and construction of the proposed building and to complete the construction of the proposed building within 24 (Twenty Four) months from that date of obtaining the further or revised sanction plan of the proposed building if any and/or obtaining vacant possession of the property whichever is later, and if however, the Developer is unable to complete the construction within the aforesaid period, due to force de majeure reasons beyond the control of the Developer then a further extension of time for 6 months will be availed by the Developer which will not require any further consent from the Owner.
- e) It is, however, made clear that in case of any financial liability incurred by the Developer either from any financial institution or from the suppliers, the same will be cleared of by the Developer and the Owners shall not be held responsible or liable for the same.
- e) Save and except the aforesaid Developer's allocation, the Developer shall not be entitled to create any charge or mortgage or encumber the same with any financial institution or bank nor shall make or put the owner liable or responsible for any financial liability.
- f) It is clearly agreed understood and agreed upon that the owner shall not and should not be made liable or responsible for any act things or deeds or conducts on the part of the Developer and their men and agents whosoever acting through, under or in trust for them in the matter of carrying out the development and construction or completion thereof or for any such happenings whatsoever thereunder, the Developer indemnifies the owner and keep him indemnified for all intents and purposes.
- g) The Developer shall be entitled to enter into Agreement for sale or memorandum of understanding with any prospective buyers of any of the constructed areas in respect of the Developer's allocation for sale and transfer thereof on the basis of the Power of



Attorney which shall be executed and registered by the Owner in favour of the Developer or its nominee, which shall not require any consent from the owner.

- h) The Owner shall execute necessary Deed of Conveyance in respect of the proportionate share of land attributable to the Developer's allocation in the proposed building in favour of the Developer or its nominee or nominees at or after completion of the Owner's allocation and/or delivery of possession thereof. Provided however, the Developer will not be entitled to deliver possession of the flats/units/garages out of its allocation to anybody before delivery of possession of the Owner's allocation in the proposed building and/or before the expiry of the period of notice in writing to the Owner for taking such delivery of possession.
- i) On completion of the building, the Developer shall furnish not only the completion certificate issued by the Kolkata Municipal Corporation but also the certificate of the structural engineers of the Architect about the structural stability of the aforesaid building and the Developer shall be responsible for rectify and/or remove any defect in the construction or any damages (due to any defective construction), if detected during the period of one year from the date of completion of the building and handing over the possession of the respective flats to the prospective buyers.
- j) The Developer shall indemnify and keep indemnified the Owner against all loss, damages, costs, charges, expenses that may be incurred or suffered by the Owner on account of arising out of any breach of any of the terms of these presents or any laws, rules, regulations or due to any accident or mishap during the progress of construction or due to any claim made by the Third Party in respect of such construction or otherwise howsoever.
- k) It shall be the responsibility of the Developer to construct the maximum possible space conformity to the bye-laws of the authorities concerned for maximum commercial benefit of the said property. The Developer shall take necessary steps to ensure establishing essential services like electricity, water, apportionment of Kolkata Municipal Corporation tax, installation of special equipments and gadgets and/or extra works or amenities or facilities, beyond the standard amenities and facilities to be

provided by the Developer in the new building, for which necessary costs and expenses thereof are to be paid and/or born by the Owner and/or Purchaser/s of the respective flats/units/garages and/or the Developer or its nominees as the case may be, in respect of the respective units proportionate to their respective units in the said new building.

- l) Immediately after the execution of this Agreement the Developer shall arrange for the authentic survey, soil testing of the subject property and the Developer shall appoint a duly authorized Architect for preparation of the plan/s, if any, for the new multistoried building in respect of the said property at the cost of Developer and the periodic supervision of the construction of the proposed building to be constructed at Developer's cost.
- m) The Developer shall construct and complete the said Multistoried Building as per sanctioned plan/s and specifications as already agreed upon and shall undertake full responsibility and the Owner shall not be liable or responsible in any manner whatsoever and the owner shall be indemnified by the Developer and keep him indemnified for any incident or accident which may occur in the said premises due to its construction activities and/or faulty design and/or any other anomaly or defect or default whatsoever at all times against any loss or damage arising out of such acts or conducts or in deviation of the sanctioned plan/s and/or due to any other cause, whatsoever.
- n) In consideration of the Developer constructing the said building and the terms and conditions contained in this Agreement and the obligations to be fulfilled by the Developer, the Developer shall be entitled to its Developer's allocation in the constructed areas of the proposed building immediately after delivery of the possession of Owner's allocation fully completed with proper completion certificate.

### III. THE DEVELOPER FURTHER AGREES:

- a) To incur all costs, charges and expenses for obtaining the sanctioned plan or any modification thereof of the proposed building to be constructed at the aforesaid

premises and also for any modification thereof and also to get the aforesaid plan duly sanctioned by the Kolkata Municipal Corporation.

- b) To get the said Plan prepared by the Architect and to get the plan sanctioned in the name of the present Owners and submit for getting such sanction of the same to Kolkata Municipal Corporation and other Authorities after completion of necessary searches and on Owners' making out a marketable title in respect of the said property and all expenses for such sanctioned plan to be incurred by the Developer.
- c) To deliver a Xerox copy of the further or revised sanctioned plan/s if any within 15 days from the date of obtaining such sanction to the Owners.
- d) It is, however, agreed between the parties that during the progress of construction of the aforesaid building, the Owner shall have the right of periodical inspection of the same either by him or by his authorized representative/s or give any reasonable suggestion with regard to the quality of the material to be used in the said building and/or in connection with the construction thereon.
- e) To frame rules and regulations regarding the use of the respective allocations of the space of the Owner and Developer or their nominee or nominees or to form the Management Association and/or flat Owners' Association and/or Society for the ultimate Owner or Owners of respective units in the proposed building .
- f) The Developer, however, agrees to deliver the possession of the Owner's allocation in the proposed building before delivery of possession of the other portions thereof to the prospective purchasers.

**IV. THE OWNER COVENANTS OVER ENTITLEMENT TO THE DEVELOPER OF THE FOLLOWING UPON SIGNING OF THESE PRESENTS:**

- a) To construct and complete the said Multistoried Building in all respect in terms of this Agreement and in accordance with the plan to be sanctioned by the Authorities Concerned and as per the specifications mentioned in the Schedule hereunder written within the specified time stated hereinabove.

- b) To enjoy, negotiate and enter into agreement/agreements for sale with buyers and accept advance and/or part consideration money for the disposal of Developer's allocation as it may think fit and proper from all such person or persons of its choice, without any interference from the Owner.
- c) The Developer will be entitled to enter into the agreement/ agreements for sale and /or transfer the respective flats of its own allocation in the proposed building and for entering into such agreement with the prospective buyers, the Developer shall be at liberty not to make the Owner party to the said agreement. Provided, however, at the time of execution of the Deed of Conveyance the Owner shall be a party to such Deed along with the Developer, if at all required. It is, however, agreed between the parties that the Owner shall not be required to join as party to the Agreement for Sale with the prospective nominees or buyers of the Developer's allocation as no consideration shall be passed on to the Owner with regard to the sale of Developer's allocation inasmuch as the Owner shall execute and register requisite Power of Attorney in favour of the Developer or its nominee/s. It is further made clear that the Owner shall only be held liable for transferring the undivided proportionate share of land attributable to Developer's allocation.
- d) The Developer, however, shall be liable to pay all municipal taxes, land rent, rates and other out goings in respect of the aforesaid property for the period on and from the date of delivery of possession of the existing building till completion of the proposed building and /or handing over the Owner's allocation and also for the respective units under Developer's allocation and thereafter it shall be the liability of the respective owners / occupiers of the flats/units/garages etc in respect of the new building so constructed.

**V. THE OWNERS AGREE :**

- i) To sign and execute all necessary Plans, Papers, Undertakings, Affidavits, Documents, Declarations, Deeds, which may be required for obtaining the sanction Plan of the proposed building and construction of the proposed buildings in terms of this Agreement.

- ii) To co-operate with the Developer for construction and completion of the New Multistoried Building in respect of the said entire property.
- iii) To sign and execute all Conveyances in respect of the Developer's allocation and present the same before Registration Authority for registration.
- iv) The owner shall execute necessary Deed of Conveyance in favour of the nominee/s of the Developer in respect of the flats/units/garages etc whatsoever together with the proportionate share of land attributable to the Developer's allocation in the proposed building at any time or at or before completion of the Owner's allocation. Provided however, the Developer will not be entitled to deliver possession of the flats out of its allocation to anybody before delivery of possession of the Owner's allocation in the proposed building and /or giving notice in writing to the Owner for taking such delivery of possession.

**VI THE OWNER HAS FURTHER AGREED AS FOLLOWS:**

- a) Not to sell, transfer, alienate or encumber their right over the said Entire Property except the Owner's Allocation in the proposed New Multistoried Building subject to, however, fulfilling the terms of this agreement and also not to enter into any agreement or contract with any other party till this agreement is in force.
- b) This agreement shall remain in force till the time of completion of construction of the proposed new building and disposal of the Developer's allocation.
- c) Not to cause any obstruction or hindrance or interference in the matter of development, construction erection and completion of the New Multistoried Building on the said Entire Property.
- d) To execute two necessary Powers of Attorney in favour of the Developer or its nominee as his Constituted Attorney, authorizing to do all deeds and things necessary for completion of the project and for dealing with Developer's allocation in the proposed building.
- e) The name of the apartment shall be finalized jointly by the Owner and the Developer.

**VII. OTHER TERMS:**

In the event of the construction work being delayed and/or destroyed due to the reasons of Force Majeure or conditions beyond its control i.e. to say by earthquake, tempest or other Act of God, fire, riots, political acts, civil commotion or any other irresistible forces not caused by any act of the Developer and/or their workmen, in that situation, the Developer shall not be treated as defaulter NOR shall be responsible for delayed construction beyond the stipulated period.

Similarly, if the construction work, while in progress, being delayed due to irregular and delayed supply of material and/or stopped due to non-supply of materials and/or labour trouble or any other incident other than Act of God, the Developer shall be solely responsible to take care of such incident itself and ensure speedy completion of the work using obviously standard quality materials and skilled labour force to finish the project within the stipulated period as indicated above.

Both the Developer and the Owner shall be entitled to deal with or to dispose of their respective shares of the constructed space in any manner they think fit and proper without any interference from each other as long as such disposals shall not violate any provision of this Agreement.

**VIII. MISCELLANEOUS :**

- i) For the purpose of sale and/or transfer of their respective allocations no further consent of the other party shall be required and this Agreement by itself shall be treated and construed as such consent.
- ii) After delivery of possession of the portion of existing property now under occupation of the Owner to the Developer, the latter shall have the exclusive right for development and construction in terms as agreed herein and the developer shall not in any way be affected.

- iii) If there is any extra construction beyond the sanctioned plan, entire responsibilities of such construction will come upon the Developer.
- iv) All documents and/or agreements and or conveyances will be prepared by the Developer through its Advocate and the requisite advocate fees shall be borne by the respective purchasers and/or the owner herein.
- v) The Developer on completion of the proposed building shall cause the formation of the Association/Company/Organization for maintenance of the said building and the Owner or their nominee or nominees shall become members of the said Association and shall be abide by the Rules and Regulations framed thereunder and shall also pay proportionate cost of formation of such Association.
- vi) All the aforesaid terms and conditions are correlated with each other and in case the Developer fails to fulfill the obligations within the specific stipulated time, as mentioned herein before, in such case the Owner shall be at liberty to cancel this Agreement by giving 30 days' prior notice in writing to the Developer giving therein valid reasons upon such cancellation forthwith.
- vii) Both Owner and the Developer and/or their nominees and the Purchaser however shall be liable to bear and pay the extra costs for additional features and/or facilities to be provided in the building other than those specified in the Schedule hereunder written.

#### **IX. ARBITRATION :**

In the event of any dispute or differences arising between the parties in regard to this agreement or any matter connected therewith, the same will be referred to and settled as per provisions of Arbitration and Conciliation Act 1996 or any modification or enactment there under for the time being in force.

#### **X. JURISDICTION :**

Only Courts at Kolkata shall have the jurisdiction to entertain, try and determine all actions and proceedings between the parties hereto relating to or arising out of or under this Agreement or connected therewith

**FIRST SCHEDULE AS ABOVE REFERRED TO**  
**(PART - I)**

**ALL THAT** the piece or parcel of land measuring about 1 Cottah however physically measuring about 1 Cottah 1 Chittacks together with a four storied brick built residential building standing thereon, having built up area measuring about 2000 sq. ft. (500 sq. ft. on each floor) lying situate at and being Premises no. 130/1/1C, Bakul Bagan Road, now known as 130/1/1C, Raj Sekhar Bose Sarani, Kolkata 700025, TOGETHER WITH a 3 feet wide and 45 feet long private passage altogether measuring about 3 Chittack on the southern side of the property, which leads to the western side connecting the Premises no. 130/1/1C Bakul Bagan Road, now known as 30/1/1C, Raj Sekhar Bose Sarani with the Main Road share in common only with the Premises No. 130/1/1B, Bakul Bagan Road, now known as 30/1/1B, Bakul Bagan Road, Kolkata 700025 and Premises No. 130/1/1A, Bakul Bagan Road, now known as 130/1/1A, Raj Sekhar Bose Sarani, Kolkata 700025, having Assessee No.11-072-34-0130-6 within the limits of Ward No. 72 of the Kolkata Municipal Corporation Police Station – Bhowanipore, 24 Parganas, now South 24 Parganas,

**PART - II**

**ALL THAT** the piece or parcel of land measuring about 12 Chittacks however physically measuring about 13 chittacks more or less together with a four storied brick built residential building with cemented floor standing thereon, measuring about 1500sq. ft. (375 sq. ft. on each floor) lying situate at and being Premises no. 130/1/1B, Bakul Bagan Road, now known as 130/1/1B, Raj Sekhar Bose Sarani, Kolkata 700 025 having Assessee No. 11-072-34-0129-0 within the limits of Ward No. 72 of the Kolkata Municipal Corporation under Police Station – Bhowanipore, 24 Parganas now South 24 Parganas, TOGETHER WITH a 3 feet and 45 feet long private passage altogether measuring about 3 Chittacks on the southern side of the Property, which leads to the western side connecting the Premises No. 130/1/1B Bakul Bagan Road, now known as 130/1/1B Raj Sekhar Bose Sarani, with Bakul Bagan Road now known as Raj Sekhar Bose Sarani, shared in common only with Premises no. 130/1/1C, Bakul Bagan Road, now known as 130/1/1C, Raj Sekhar Bose Sarani, Kolkata 700 025, and Premises no. 130/1/1A, Bakul Bagan Road, now known as 130/1/1A, Raj Sekhar Bose Sarani, Kolkata - 700 025,



**PART - III**

**ALL THAT** the piece or parcel of land measuring about 1 Cottah 1 Chittack however physically measuring about 1 Cottah 2 Chittack more or less together with a dilapidated Four storied brick built residential building standing thereon having a builtup area measuring about 2000 sq. ft. (500 sq. ft. on each floor), lying situate at and being Premises no. 130/1/1A Bakul Bagan Road, Kolkata 700025, now known as 130/1/1A, Raj Sekhar Bose Sarani, Kolkata 700025, within the jurisdiction of the Kolkata Municipal Corporation under Police Station – Bhowanipore, 24 Parganas now South 24 Parganas, AND together with the common passage measuring 3 Chittacks and 45 sq.ft. long private passage altogether measuring 3 Chittacks on the southern side of the property, which leads to the western side and connected with Bakul Bagan Road, now known as Raj Sekhar Bose Sarani and share in common only with Premises No. 130/1/1B, Bakul Bagan Road, now 130/1/1B Raj Sekhar Bose Sarani, Kolkata 700025 and Premises No. 130/1/1C, Bakul Bagan Road, now known as 130/1/1C, Raj Sekhar Bose Sarani, Kolkata 700025 and assessed and numbered as 130/1/1A, Bakul Bagan Road, now 130/1/1A, Raj Sekhar Bose Sarani, in the records and books of the Kolkata Municipal Corporation, Ward No. 72, being Assessee No. 11-072-34-0128-8

**SECOND SCHEDULE AS ABOVE REFERRED TO  
(Entire property)**

**ALL THAT** the piece or parcel of land measuring about 3 Cottah 00 Chittack 00 Sq.ft. at Premises no. 130/1/1A Bakul Bagan Road, Kolkata 700025, now known as 130/1/1A, Raj Sekhar Bose Sarani, Kolkata 700025 together with an old and dilapidated structure standing thereon measuring about 200 sq. feet., bearing KMC Assessee No. being 110723401288 within Police Station:- Bhowanipore Ward No 72 of the KMC , District South 24 Parganas , ADSR butted and bounded as follows:

- On the North – By premises No.130/1, Raj Sekhar Bose Sarani ,
- On the East – Partly By premises No.130/2, Raj Sekhar Bose Sarani and Partly  
By premises No.2A, Raj Sekhar Bose Sarani

On the South – By premises No.1, Raj Sekhar Bose Sarani ,  
 On the West By 12.192m (40 feet ) wide K.M.C.Road,

**SCHEDULE GENERAL SPECIFICATIONS OF CONSTRUCTION,**  
**AS REFERRED TO ABOVE**

**A. NATURE OF CONSTRUCTION :**

R.C.C. column, structure, with 8" thick external and 3" & 5" thick brick partition walls, inside will be finished by cement and finished with plaster of paris and outer walls will be plastered and finished with cement based paints.

**B. DOORS :**

- a) White painted main door, solid core flush door with lock and latches. Other doors painted flush door with mortice locks.
- b) Sal/kapur wood door frame as approved by the Architect.
- c) Anodized tower bolt 8" long from inside.
- d) Electric bell point.

**C. WINDOWS:**

All windows will be made of Aluminium fitted with glass panels (Anodized Aluminium window sliding type with glass panels).

**D. KITCHENS:**

Cooking platform and Sink built in Granite, and the dado of cooking platform will be built with ceramic white tiles. Counter table with granite top and stainless steel sink. Ceramic white tiles upto 2' feet height of counter table.

**E. TOILETS:**

Toilets of each flat on Western/Indian Type with shower, Bibcock, white basin, and marble floor and one commode will be provided at attached Toilet.

All bathrooms will be provided with concealed pipe lines for hot and cold water in shower and basin. White sanitary ware, chromium plated fittings of reputed make or Essco. Ceramic white tiles upto 6' feet height. Exhaust fan points in all toilets and fan points.

**F. FLOOR:**

Floors of all rooms will be finished with marble/vitrified tiles, bathrooms upto 6' feet height will be provided with ceramic white tiles. Flats are fully marble 4" height marble skirting where required staircase with kota stone, marble flooring, 4" height marble skirting where required.

**G. ELECTRIC:**

Switches of Anchor (Prima) or equivalent make. PVC conduit pipes with copper wiring in all rooms 15 Amp Power points in all living rooms, bed rooms, kitchen and toilets. 4 Amp. points adequate number of points in all rooms/other areas. Call bell points at the entrance, T.V. points in living room and one bed room, external lighting with water tight fittings in children's play area and internal roads and exhaust fan points in all kitchens, Exhaust fan points in all toilets, etc.

**H. WATER SUPPLY:**

Water supply to the respective flat from K.M.C. water connection.

**I. EXTRA WORKS :**

Any extra work other than our standard specification shall be charged extra as decided by our authorized Engineers and such amount will be deposited before the execution of work.

**K. EXTRA COMMON FACILITIES:**

- I) Main gate of the said premises and common passage.
- II) Installation of common services viz electricity, water pipes, sewerage, chains, rain water pipes.
- III) Water pump with motor and pump house.

- IV) Reservoir on the roof.
- V) 24 Hours supply of water from overhead tank to the respective flats.
- VI) Lighting in the common space, passage, staircase, including fixture and fittings.
- VII) Common Electric meter and box.
- VIII) Elevator: 4 passengers elevator of local or equivalent make.

**SCHEDULE ON ACCOUNT OF  
(Extra development charges)**

The Owner and/or the respective prospective purchasers of the flats/units/garages etc shall have to pay proportionately the costs of additional features and/or facilities to be provided in the building.

- a. Proportionate costs and charges of CESC transformer/ service / meter and security deposit for the meter.
- b. Deposit and charges of electric meter and transformer and service line.
- c. Costs of formation of the Association for management and maintenance of the new building at the aforesaid premises.
- d. Proportionate costs of the insurance of the building, if any.
- e. Proportionate costs of generator to be installed for providing electricity to the respective units in the aforesaid building.
- f. 12 months deposit towards common expenses and/or maintenance of the building.

It is expressly understood and agreed that in case the exact liability on the heads, as mentioned above cannot be quantified then in such case the Owner and/or the respective prospective purchasers shall make payment according to the reasonable estimation furnished by the Developer.

As the amounts, as mentioned herein before shall be paid by the Owner or the respective Purchasers in the proposed building before taking possession of the said units

within 7 days on demand made either by the Developer or by the Owners and such payment shall not carry any interest.

**IN WITNESS WHEREOF** the parties hereto have executed this Memorandum of agreement and put their respective signature on this the day, month and year first herein above written.

**SIGNED SELAED AND DELIVERED**

**By the parties at Kolkata**

**In the presence of:**

**WITNESSES :**

1. *Ashish Tibrewal*  
M-Block, New Alipore  
Kolkata - 700053

2. *Mounits Maudh*  
*Alipore Judge's Court*  
No. 27.



**SIGNATURE OF OWNER**

**Living Space**



**Proprietor**

**SIGNATURE OF DEVELOPER**

**Drafted by me :**

*Mounits Maudh*  
*Advocate*  
*F/2388/2270/2022*  
*Alipore Judge's Court*  
*Kolkata - 700027*



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



192023240212313048

**GRN Details**

GRN:	192023240212313048	Payment Mode:	SBI Epay
GRN Date:	10/09/2023 12:20:39	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	2559903914715	BRN Date:	10/09/2023 12:21:19
Gateway Ref ID:	29126902	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	100920232021231303	Payment Init. Date:	10/09/2023 12:20:39
Payment Status:	Successful	Payment Ref. No:	2002166453/3/2023

[Query No\* Query Year]

**Depositor Details**

Depositor's Name: Mr Aniket Singh  
Address: 549 N Block New Alipore  
Mobile: 9748608611  
Email: anikets503@gmail.com  
Period From (dd/mm/yyyy): 10/09/2023  
Period To (dd/mm/yyyy): 10/09/2023  
Payment Ref ID: 2002166453/3/2023  
Dept Ref ID/DRN: 2002166453/3/2023

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002166453/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	39920
2	2002166453/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>39941</b>

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.



सत्यमेव जयते

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

Query No / Year	2002166453/2023	Office where deed will be registered
Query Date	23/08/2023 8:46:21 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	ANIRBAN MOULICK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617774077, Status : Solicitor firm	
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4308] Agreement [No of Agreement : 2]
Set Forth value	Rs. 2/-	Market Value Rs. 1,85,62,502/-
Total Stamp Duty Payable(SD)	Rs. 40,020/- (Article:48(g))	Total Registration Fee Payable Rs. 21/- (Article:E, E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raj Sekhar Bose Sarani, , Premises No: 130/1/1A, , Ward No: 072, Pin Code : 700025

Sch No	Plot Number	Khatian Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha	1/-	1,84,27,502/-	Width of Approach Road: 40 Ft.,
<b>Grand Total :</b>				<b>4.95Dec</b>	<b>1/-</b>	<b>184,27,502 /-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>1 /-</b>	<b>1,35,000 /-</b>	



**Land Lord Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mr AMIT LAMBA Son of Late BALDEV SINGH LAMBA, 340, N.S.C. BOSE ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAxxxxxx0Q, Aadhaar No.: 53xxxxxxxx2596, 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	MS LIVING SPACE ( Sole Proprietoship ) , 1/9A, DOVER LANE, City:- , P.O:- GARIAHAT, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 PAN No. JGxxxxxx6D, , Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr ANIKET SINGH Son of Mr SANJAY SINGH 1/9A, DOVER LANE, City:- , P.O:- GARIAHAT, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. JGxxxxxx6D , Aadhaar No.: 47xxxxxxxx6172	MS LIVING SPACE (as SOLE PROPRIETOR)

**Identifier Details :**

Name & address
Mr ANIRBAN MOULICK Son of Late ASHIM MOULICK ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr AMIT LAMBA, , M ANIKET SINGH

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr AMIT LAMBA	MS LIVING SPACE-4.95 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr AMIT LAMBA	MS LIVING SPACE-200 Sq Ft

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.





Query is valid for 30 days (i.e. upto 22-09-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 22-09-2023)

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. ALIPORE, 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

### Major Information of the Deed

Deed No :	I-1604-11182/2023	Date of Registration	11/09/2023
Query No / Year	1604-2002166453/2023	Office where deed is registered	
Query Date	23/08/2023 8:46:21 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ANIRBAN MOULICK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617774077, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,85,62,502/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :




District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raj Sekhar Bose Sarani, , Premises No: 130/1/1A, , Ward No: 072 Pin Code : 700025

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	1/-	1,84,27,502/-	Width of Approach Road: 40 Ft.,
<b>Grand Total :</b>				<b>4.95Dec</b>	<b>1 /-</b>	<b>184,27,502 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>1 /-</b>	<b>1,35,000 /-</b>	



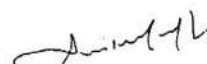
**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr AMIT LAMBA</b> Son of Late BALDEV SINGH LAMBA Executed by: Self, Date of Execution: 11/09/2023 , Admitted by: Self, Date of Admission: 11/09/2023 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	11/09/2023	LTI 11/09/2023		11/09/2023
340, N.S.C. BOSE ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxxx0Q, Aadhaar No: 53xxxxxxx2596, Status :Individual, Executed by: Self, Date of Execution: 11/09/2023 , Admitted by: Self, Date of Admission: 11/09/2023 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MS LIVING SPACE</b> 1/9A, DOVER LANE, City:- , P.O:- GARIAHAT, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: JGxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr ANIKET SINGH (Presentant )</b> Son of Mr SANJAY SINGH Date of Execution - 11/09/2023 , , Admitted by: Self, Date of Admission: 11/09/2023, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Sep 11 2023 12:30PM	LTI 11/09/2023		11/09/2023
1/9A,DOVER LANE, City:- , P.O:- GARIAHAT, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: JGxxxxxx6D, Aadhaar No: 47xxxxxxx6172 Status : Representative, Representative of : MS LIVING SPACE (as SOLE PROPRIETOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ANIRBAN MOULICK</b> Son of Late ASHIM MOULICK ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr AMIT LAMBA, , Mr ANIKET SINGH	11/09/2023	11/09/2023	11/09/2023

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr AMIT LAMBA	MS LIVING SPACE-4.95 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr AMIT LAMBA	MS LIVING SPACE-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160411182 / 2023

On 11-09-2023

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

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

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

Presented for registration at 12:08 hrs on 11-09-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr ANIKET SINGH ..

**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 1,85,62,502/-

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

Execution is admitted on 11/09/2023 by Mr AMIT LAMBA, Son of Late BALDEV SINGH LAMBA, 340, N.S.C. BOSE ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Identified by Mr ANIRBAN MOULICK, , , Son of Late ASHIM MOULICK, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-09-2023 by Mr ANIKET SINGH, SOLE PROPRIETOR, MS LIVING SPACE (Sole Proprietorship), 1/9A, DOVER LANE, City:- , P.O:- GARIAHAT, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr ANIRBAN MOULICK, , , Son of Late ASHIM MOULICK, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/09/2023 12:21PM with Govt. Ref. No: 192023240212313048 on 10-09-2023, Amount Rs: 21/-, Bank: SBI EPay ( SBIePay), Ref. No. 2559903914715 on 10-09-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1254, Amount: Rs.100.00/-, Date of Purchase: 11/09/2023, Vendor name: Wasim Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/09/2023 12:21PM with Govt. Ref. No: 192023240212313048 on 10-09-2023, Amount Rs: 39,920/-, Bank: SBI EPay ( SBIePay), Ref. No. 2559903914715 on 10-09-2023, Head of Account 0030-02-103-003-02



**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 341604 to 341642

being No 160411182 for the year 2023.



*Anupam*

Digitally signed by Anupam Halder  
Date: 2023.09.11 13:25:45 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 11/09/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.