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पश्चिम बङ्गाल पश्चिम बंगाल WEST BENGAL

AP 351870

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

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

21 JUL 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 20th day of July, Two Thousand Twenty Three (2023);

BETWEEN

- (1) **SMT. SHILA MUKHERJEE**, daughter of Late Nani Gopal Mukherjee (**PAN-BFWPM5824E**), **Aadhaar No. 3412 4499 2628**, by faith Hindu, by Nationality Indian, by occupation-Service, (2) **SMT. SIKHA MUKHOPADHYAY**, daughter of Late Nanigopal Mukhopadhyay (**PAN- BFWPM6574B**), **Aadhaar No. 5304 1939 9809**, by faith Hindu, by Nationality Indian, by occupation-Service, both are residing at 4/59 Chittaranjan Colony, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032,, (3) **SRI RANADIP CHAKRABORTY**, son of Sri Ajay Chakraborty (**PAN-AXKPC1922E**), **Aadhaar No 3990 6599 9337**, by faith Hindu, by Nationality Indian, by occupation-Buiness (4) **SRI JOYDEEP CHAKRABORTY**, son of Sri Ajoy Chakraborty (**PAN-AXKPC1974C**), **Aadhaar No-2809 3240 7648**, by faith Hindu, by Nationality Indian, by occupation-Service, both are residing at 299, Jodhpur Gardens, P.O. Lake Gardens, P.S. Lake, Kolkata-700045, (5) **SRI PARTHA PRATIM CHOUDHURY**, son of Late Jiban Chandra Choudhury and Late Nilima Choudhury, **PAN-AGQPC4634G**, **Aadhaar No-464519674512**, by faith- Hindu, by Nationality - Indian, by occupation-Business, residing at - 106 Murali Apartment, Japorigog, P.O. & P.S.-Dispur, Guwahati - 5, District - Kamrup (M), Assam, Pin Code - 781005 (6) **SMT. SHEFALI CHAUDHURY**, daughter of Late Jiban Chandra Choudhury and Late Nilima Choudhury, **PAN BEOPCO608D**, **Aadhaar No730829304822**, by faith Hindu, by Nationality- Indian, by occupation-Home Maker, residing at 106 Murali Apartment, Japorigog, P.O. & P.S.-Dispur, Japorigog, Guwahati - 5, District - Kamrup (M), Assam, Pin - 781005 and (7) **SMT TANDRA CHOUDHURY** daughter of Late Jogesh Chandra Choudhury, **PAN-CFFPC6028E**, **Aadhaar No. Not provided** by UIDAI, **EPIC No. DZN1503179**, by faith Hindu, by Nationality- Indian, by occupation-Home Maker, residing at 106 Murali Apartment, Japorigog, P.O. & P.S.-Dispur, Japorigog, Guwahati - 5,

District - Kamrup (M), Assam, Pin - 781005, hereinafter referred to and called as the **"OWNERS"/ FIRST PARTY** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, Legal representatives and assigns) of the **ONE PART;**

A N D

"M/S. MA CONSTRUCTION", a proprietorship firm having its Principal Place of business at 4/6, Chittaranjan Colony, P.S. - Jadavpur, Kolkata-700032, West Bengal, engaged in Civil Engineering and Construction of buildings, represented by its proprietor **SRI MRINAL BHOWMICK**, son of Late Bimal Chandra Bhowmick, **PAN NO.AZVPB1475C, Aadhaar No. 7553 0203 5397**, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 4/6, Chittaranjan Colony, P.O. Jadavpur University P.S. Jadavpur, Kolkata- 700 032, hereinafter referred to and called as **"DEVELOPER"/ SECOND PARTY** (which terms or expression shall be deemed to mean and include his respective heirs, successors-in-office, executors, administrators, legal representatives and assigns) of the **OTHER PART;**

WHEREAS after the partition of India, a large number of residents of former East Pakistan, now Bangladesh, crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control;

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal;

AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant land in the Urban area for Homestead purposes;

AND WHEREAS Nilima Chowdhury, wife of Late Jiban Chandra Chowdhury, Haridas Chowdhury, son of Late Shrish Chandra Chowdhury, Tandra Choudhury, daughter of Jogesh Chandra Chowdhury of such person who had come to use and occupy a piece and parcel of Homestead land measuring more or less 3(Three) Cottah 3 (Three) Chittacks being E.P No. 285, S.P. No. 354, in C.S. Plot No.119(P), Mouza Rajapur, J.L No. 23, Sub Registry office at Alipore, P.S. Jadavpur, District-South 24 Parganas;

AND WHEREAS the said Nilima Chowdhury, Haridas Chowdhury, Tandra Choudhury, approached the Govt. of West Bengal for the said plot of land for the purpose of rehabilitation,

AND WHEREAS the State of West Bengal decided to make a gift of the said plot of land described in the Schedule-A, hereunder written in the occupation of the said Nilima Chowdhury, Haridas Chowdhury, Tandra Choudhury, so as to confirm absolute right, title and interest to them in the said land described in the Schedule-A hereunder written;

AND WHEREAS in pursuance of the said decision, Government of the State of West Bengal by a registered Deed of Gift dated July 28, 1994 granted and transferred absolutely to the said Nilima Chowdhury, Haridas Chowdhury, Tandra Choudhury, ALL THAT the Bastu land measuring more or less 3(Three) Cottah 3 (Three) Chittacks, being E.P

No. 285, S.P. No. 354, in C.S. Plot No.119(P), Mouza Rajapur, J.L No. 23, Sub Registry office at Alipore, P.S. Jadavpur, District-South 24 Parganas more fully and particularly described in the Schedule of the said Deed as well as in the Schedule-A, hereunder written. The said Deed of was registered in the office of Additional District Registrar at Alipore, South 24 Parganas and has been recorded there in Book no. I, Volume No. 6 at pages 245 to 248, being Deed No. 437 for the year 1994;

AND WHEREAS the said Nilima Chowdhury, Haridas Chowdhury, Tandra Choudhury, mutated their names in the record of the Kolkata Municipal Corporation and constructed a structure measuring 750 sq.ft. more or less on the aforesaid plot of land and thereafter the said plot of land had been recorded and allotted **Premises No.344, Chittaranjan Colony, Assessee No.31-102-06-0344-0**, Postal Premises No.4/49, Chittaranjan Colony, P.O.- Jadavpur University, P.S. Jadavpur, Kolkata- 700 032;

AND WHEREAS at present the sharing pattern of the aforesaid present owners in the aforesaid property is as under:

Sl. No.	Name	Share	Area of Land
1.	Nilima Chaudhury	Undivided 1/3 rd	1 Cottah 1Chittack
7.	Sri Haridas Chowdhury	Undivided 1/3 rd	1 Cottah 1Chittack
8.	Smt. Tandra Choudhury	Undivided 1/3 rd	1 Cottah 1 Chittack

AND WHEREAS said co owner **Haridas Chowdhury**, has already gifted & transferred his undivided **1/3rd** share of Bastu land i.e. measuring Undivided **1(One) Cotha 1(One) Chhitak** be the same a little more or less along with undivided **1/3rd** share of Structure measuring undivided **250 Sq.Ft.** more or less to **(1) SMT. SHILA MUKHERJEE**, daughter of Late Nani Gopal Mukherjee **(2) SMT. SIKHA MUKHOPADHYAY**, daughter of Late Nanigopal Mukhopadhyay **(3) SRI RANADIP CHAKRABORTY**, son of Sri Ajay Chakraborty **(4) SRI JOYDEEP CHAKRABORTY**, son of Sri Ajoy Chakraborty, herein the Co Owners which was executed on May 25, 2018, and registered on May 30, 2018, which was registered in the office of the A.D.S.R Alipore, South 24-Parganas and recorded in Book No.I, Volume No.1605-2018, Pages from 112874 to 112901, Being No. 160503449 for the year 2018.

AND WHEREAS said other Co-owner Nilima Chowdhury died intestate on March 03, 2016, and her husband Jiban Chandra Choudhury predeceased died intestate on September 25, 1991 leaving behind their Two sons namely **SRI RATAN KUMAR CHAUDHURY** and **SRI PARTHA PRATIM CHOUDHURY** and Four married daughters namely **SMT. SHEFALI CHAUDHURY**, **SMT. KRISHNA DEB ROY**, **SMT. SWAPNA CHAKRABORTY** and **SMT. RATNA CHAKRABORTY** as their legal heirs and successors according to Hindu Law of Succession Act. There are no other legal heirs of Nilima Chowdhury and Jiban Chandra Choudhury save and except the aforesaid.

AND WHEREAS at present the sharing pattern of the aforesaid present owners in the aforesaid property is as under:

Sl. No.	Name	Share	Area of Land
1.	Sri Ratan Kumar Chaudhury	Undivided 1/18 th	2 Chittack 37.5 Sq.Ft
2.	Smt. Shefali Chaudhury	Undivided 1/18 th	2 Chittack 37.5 Sq.Ft
3.	Smt. Krishna Deb Roy	Undivided 1/18 th	2 Chittack 37.5 Sq.Ft
4.	Smt. Swapna Chakraborty	Undivided 1/18 th	2 Chittack 37.5 Sq.Ft
5.	Smt. Ratna Chakraborty	Undivided 1/18 th	2 Chittack 37.5 Sq.Ft
6.	Sri Partha Pratim Choudhury	Undivided 1/18 th	2 Chittack 37.5 Sq.Ft

AND WHEREAS said **SRI RATAN KUMAR CHAUDHURY, SMT. KRISHNA DEB ROY, SMT. SWAPNA CHAKRABORTY** and **SMT. RATNA CHAKRABORTY** have already jointly gifted & transferred their undivided 2/9th share of Bastu land i.e. measuring Undivided **11 Chttacks 15 sq.ft.** be the same a little more or less along with undivided 2/9th share of Structure measuring undivided **166.66 Sq.Ft.** more or less to **SRI PARTHA PRATIM CHOUDHURY**, son of Late Jiban Chandra Choudhury and Late Nilima Choudhury, and **SMT. SHEFALI CHAUDHURY**, daughter of Late Jiban Chandra Choudhury and Late Nilima Choudhury, herein the Co Owners, which was executed on July 15, 2022, and registered on July 18, 2022, which was registered in the office of the A.D.S.R Alipore, South 24-Parganas and recorded in Book No.I, Volume No.1605-2022, Pages from 57221 to 57245, Being No. 160501583 for the year 2022.

AND WHEREAS the said Smt. Shila Mukherjee, Smt. Sikha Mukhopadhyay, Sri Ranadip Chakraborty, Sri Joydeep Chakraborty, Sri Partha Pratim Choudhury, Smt. Shefali Chaudhury and Smt Tandra Choudhury mutated their names in the record of the Kolkata Municipal Corporation and Paid Tax regularly.

AND WHEREAS now thus as aforesaid Land Owners namely Smt. Shila Mukherjee, Smt. Sikha Mukhopadhyay, Sri Ranadip Chakraborty, Sri Joydeep Chakraborty, Sri Partha Pratim Choudhury, Smt. Shefali Chaudhury and Smt Tandra Choudhury the party of the First Part are seized and possessed of or otherwise well and sufficiently entitled free from all encumbrances whatsoever to **ALL THAT** piece and parcel of Bastu land containing an area 3(Three) Cottah 3(Three) Chittacks together with brick built structure measuring 750 sq.ft. with Cemented Flooring standing thereon lying and situated at Mouza Rajapur, J.L No. 23, E.P No. 285, S.P. No. 354, in C.S. Plot No.119(P), Sub Registry office at Alipore, P.S. Jadavpur, within the limits of the Kolkata Municipal Corporation in Ward No.102, **Premises No.344, Chittaranjan Colony, Assessee No.31-102-06-0344-0**, Postal Premises No. 4/49, Chittaranjan Colony, P.O.-Jadavpur University, Kolkata- 700 032, District - South 24-Parganas, Sub-Registration office at Alipore, morefully described in the Schedule "A" hereunder written and hereinafter referred to as the "said property".

AND WHEREAS now the Owners herein the parties of the First Part, in view of inadequate accommodation and in view of financial difficulties could not make a suitable construction of a building on the said land for more profitable use and therefore the Owners have been searching a suitable Developer who will construct the building over

the said Schedule "A" property as per the Building plan for profitable use of the Owners as well as for the Developer who will invest funds for making construction and coming to know of the desires of the Owners, the Developer herein has acquired experience in the construction of the building and conducting business in the similar trade for which he proposed and agreed to construct a suitable **G+ III storied** Building with **Lift** facility over the said land belonging to the Owners by investing his funds for construction of proposed Building.

AND WHEREAS, it is mutually settled by and between the Owners and the Developer herein, that the First Party/Owners will get **50% of the Ground Floor (North-East-South side), 50% of the First Floor (North-East-South side), 50% of Second Floor(North-East-South side) and 50% of the Third Floor (North-East-South side)**, in habitable condition of newly Constructed of G+III storied building with **Lift** facility together with all proportionate, undivided, and impartible share of land attributable to the said Flats along with all common area, facilities and benefit etc., together with proportionate rights on all common areas and facilities of the building. The **Second Party/Developer** will get remaining **50% of the Ground Floor (North-West-South side), 50% of the First Floor (North-West-South side), 50% of Second Floor(North-West-South side) and 50% of the Third Floor (North-West-South side)**, of the New Constructed Building after providing for the Allocation of the Owners.

NOW THIS AGREEMENT WITNESSETH THAT BOTH THE PARTIES HERETO HAVE AGREED TO CERTAIN TERMS AND CONDITIONS WHICH ARE AS FOLLOWS:-

1. In the Premises and in consideration of mutual advantage and benefits to be receive and derived by both the parties herein, do

hereby enter this Joint Venture Agreement for the Development of the said Property.

2. That the said Owners do hereby appoint, authorize and nominate and empower the said Developer to act as the Developer of the said property and at the costs to be borne and incurred by the said Developer to have a prepared and sanctioned a building plan (G+III with Lift facility) which will be sanctioned by the Kolkata Municipal Corporation.
3. That the Developer shall be always entitled to enter into the said property and to have the same surveyed and measured with the help of their men, labours, technical persons etc. and soil thereof tested as and if required under the Building Rules and have a building Plan prepared by a qualified Architect/ Engineer/ Surveyor until completion of the building.
4. That the Developer shall be entitled to in the name of and on behalf of the Owners submit the plan and enter into all correspondences and make representations before the Municipal Corporation Authorities and appear before them and do all necessary acts, deeds and things in that behalf and pay all fees and charges for getting the proposed **G+III Storied Building (with Lift facility)** Plan prepared and also all sanction fees and charges and also obtain and receive the sanctioned plan from Kolkata Municipal Corporation and for that purpose to sign and grant receipts.
5. That the Owners agreed that, upon the plan being sanctioned by the Kolkata Municipal Corporation, the Developer shall be

entitled to start or commence the Development work and to start to commence the construction of the proposed building at the land of the said premises in accordance with the said sanctioned building plan.

6. That the Owners agreed that, before execution of this Development Agreement the Owners will pay the up to date Kolkata Municipal Corporation Tax i.e. the Landowners will pay the Municipal taxes relating to the property upto the date of execution of this Development Agreement and thereafter the Developer is sole liable to pay the K.M.C. taxes relating to the property until handover the peaceful possession of the landowners allocation.
7. That upon the plan being sanctioned the Developer agrees to construct of the said building and works like manner and use standard materials of the size and specification stated in the sanctioned plan.
8. That the Developer hereby undertook to keep the Owners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in relation to the making of construction of the said building.
9. That the Owners agreed and undertakes and confirms that, the Developer shall be entitled to construct and complete the building on the land of the said premises and retain, enjoy and deal with and transfer the Developer's allocation TOGETHER WITH undivided share in the land of the said premises attributable to the said Developer's allocation through Power of

Attorney given by the Owners only without any interruption, objection, disputes, interference, hindrance of the said Owners and that the appointment of the said Developer of the said premises and the rights of the said Developer to construct the said building in terms of the agreement.

10. That the Developer shall keep all original title Deeds tax receipt etc. of the said premises in his own custody free from all encumbrances, charges, liabilities he shall always allow the Owners to have inspection of the said documents as and when require for establishing and proving the title of the said Owners and he shall allow the Owners to make true copies and extracts and Xerox copies thereof at the cost of the Owners as will be required from time to time. All the original documents will be return back to the Owners along with possession certificate. It is also agreed that, the original sanctioned building plan after obtaining from the Kolkata Municipal Corporation shall be in the custody of the said Developer and the Owners will get a xerox copy of the said sanctioned plan for their own satisfaction, and with a lien thereon in favour of the Developer for all costs and expenses and fees and charges paid and incurred by the Developer and other expenses incurred by the Developer in getting the said plan prepared and sanctioned. It is to be noted that the Landowners have handover all the original relevant documents in respect of the land and its title to the Developer during the execution of this Agreement against proper acknowledgement.
11. It is agreed that, the Owners shall also from time to time sign all other documents and execute, register the same at the cost and

expense of the Developer and shall also sign, applications as may be necessary from time to time for the purpose of getting the building plan sanctioned and for the Development of the said premises and construction of the new **G+III** storied building with **Lift facility** on the land of the schedule "A" mentioned premises.

12. That it is clearly agreed and understood by and between the parties herein, that the Owners will not be liable to bear and to pay the cost of construction of the Owner's allocation and other common benefits and facilities, it will be borne by the Developer herein.
13. That the Developer herein, shall be entitled to appoint an Engineer/Architect/L.B.S., Overseers/or their Supervisors, Agents, Building Contractors, Labour Contractors and/or other person/s, men as may be decided and selected by the Developer from time to time commencing, carrying on with the construction and for the purpose of the completion of the new **G+III storied** building with **Lift facility** as per sanctioned building plan at the schedule mentioned premises.
14. That immediately upon execution of this Development Agreement and after sanction of the building plan, the Developer with arrange for demolition of the present old building. The Developer will be entitled to keep, maintain and retain physical khas possession of the same, till completion of the entire premises and delivery, sale and/or transfer of the flats and/or constructed portion duly completed under the Developer' allocation. The Owners shall not be entitled to revoke rights of

khass possession to be held by the Developer until and unless the new **G+III** storied building is not completely finished strictly within the stipulated period of time as mutually agreed by and between the parties hereto but the Developer fails to comply with the terms and conditions of this Agreement then the Owner shall have every right go before the court of law and also right to cancel this Agreement for non performance of the contract.

15. That the Owners agree and covenant not to interfere with the possession of the Developer and also with that act and work of the said building and the Owners shall not in any manner object, restrict, obstruct, hinder or impede the said work of construction in the said **G+III** storied Building by the said Developer.
16. That the Developer shall unless hindered or impeded or obstructed by circumstances beyond control or any abnormal situation will complete the construction of the said building on the land of the said premises within **48 (Forty Eight) months** from the date of Sanction of the Building plan and after sanction of the building plan 6 (Six) months time period will be extended for the purpose of **FORCE MAJEURE**.
17. That from the date of receiving khas vacant possession of the said property until making over the vacant khas possession of Owners' allocation to the said Owners the Municipal Corporation rates and taxes of the said property shall be borne and paid by the Developer and it is agreed that, the Owners shall not be liable for the same. It is however, agreed and expressly understood that, all arrears of Municipal Corporation

Rates and Taxes and other outgoings of the said property up to the date of receiving khas vacant possession of the said property by the Developer shall be borne exclusively.

18. That is agreed, that the Owners and the Developer shall duly comply with all the requirements and other formalities of obtaining sanction of the Building plan and the Owners shall always sign, execute all documents, Plans, affidavits and undertakings, declaration, that will be required to be filed with the Kolkata Municipal Corporation from time to time in connection with the sanction of the said Building Plan. The Developer, will also as the Constituted Attorney on behalf of the Owner , to be entitled to do, sign, execute and/ or to deliver all documents, plans, affidavits, undertakings in the name of the Owner.
19. That it is agreed, that the land of the said premises shall always from this date hereof be indivisible and impartable and neither the Owners nor the Developer nor his respective transferees shall be entitled to claim any partition, sub-division or any separation of the land of the said premises and it is agreed that, the said land shall be held jointly undivided but in proportionate share.
20. That the Owners agreed to defend the title of the said premises and also defend the possession and rights of the Developer or construction the said building and envisaged in the Agreement made for the (G+III) storied building.

21. That the Developer shall be entitled to use the entire available F.A.R. in respect of the said premises and get the plan prepared and sanctioned using the entire F.A.R.(Floor Area Ratio).
22. That the Developer shall be at liberty to sell and/ or allot the Developer' allocation and the areas thereof in the allocation of the said Developer and to enter into Agreement For Sale and transfer hereof or in its discretion to enter Agreement for the construction of the said Developer' Allocation for and on behalf of the respective persons intending to acquire the said flat/s and car parking spaces and to receive construction costs from them from time to time. The Developer shall also be entitled through Power of Attorney given by the owner to enter into Agreement for sale of Undivided share of land of the said property in favour of the Purchaser of the flats and / garages and / or persons intending to acquire the flats and have the same constructed by the said Developer. The Owners agrees that, he will join to the said Agreement respectively for the sale of undivided share of land and/ or also for either sale of the said constructed flat and/or for constructing the flats on behalf of the respective intending persons as may be required by the Developer from time to time and the Owners will agree to transfer undivided share in the land and to confirm and transfer of the constructed area and / or making of construction of the flats on behalf of the Purchasers or intending persons after getting the allotment of the Owners .
23. That it is agreed that, the entire consideration amount on sale of the said undivided share in land and also the price of the constructed flats and/or the cost of constructions of the said

flats and the garages under the Developer allocation shall be received exclusively by the Developer as aforesaid without any right, claim or dispute or objection of the said Owners.

24. That the Owners have assured that there is no notice of requisition or acquisition from the Govt. or from any other Statutory Authorities served on the said Owners and /or their predecessor-in-title at their of execution of Agreement and that the Owners are fully entitled to deal with the said property as it's absolute Owners and to enter into this Agreement with the Developer without any restriction restrained or objection from any body.
25. That the Developer shall be entitled and is authorized in the name of the Owner as per as necessary to apply for and obtain cement, steel, bricks and other building materials for construction and the said building at the land of the said premises and apply and obtain and/or permit connection water, electricity power, drainages, sewers and other inputs and facilities of the said building and enjoyment of the flats and portions therein.
26. That after completion of the project, the Developer will first handover the possession to the land Owners according to the Owner's allocation and thereafter to the intending purchaser or purchasers.
27. That after completion of the construction the Developer shall give written notice to the Owners intimating the Owners to take possession of the Owner's Allocation in the building within 30

(Thirty) days from the date of receipt of the said notice and the Developer shall be entitled to hold and keep the management of the said building at the costs of the respective flat holders/ persons of the said building and to receive proportionate contribution of maintenance charges, taxes, replacements expenses, repair expenses and costs of installation, repairs, maintenance etc., which will be paid by the Flat Holders of the building containing self-contained residential apartments.

28. That after completion of the building, any extra work/ construction demanded by the Owners herein (other than mentioned in the work schedule) will be borne by the Owners herein, for such extra work or construction in their allocation.
29. That the Land Owners and the Developer herein both inter- alia assured and confirmed between themselves that in case of their absence/illness or upon their demise, their respective legal heirs will join the other party for the purpose of successful accomplishment of the **G+III** Storied Building as per the sanction building plan and as per the terms and condition of the Development Agreement as mutually agreed by and between the present Owners and the present Developer and as such in case of such accident, no such change in the terms and condition will be incorporated by and between the parties, merely a fresh Joint Venture Agreement and Power of Attorney will be executed followed up by necessary affidavits, mutation etc.
30. The Developer will be responsible to settle all disputes if any (financial and legal) with the intending purchaser/s in case they withdraw from the project before completion of the project.

31. The Developer will provide his Utmost effort to sell the Developer Allocation's one floor to one intending purchaser.
32. After completion of the building the Developer will arrange for mutation in Kolkata Municipal Corporation for apportionment and property tax of the proposed building for the flat Owners and at the same time the cost for mutation along with Kolkata Municipal Corporation tax shall be borne by of the flat Owner since the date of getting possession of the owner's allocation.
33. That the Developer could sell, or rent his allocated portion i.e. Developer's allocation to any intending buyer/ Purchaser/s for residential and the Owners will not create any objection in this matter in future and shall always co-operate with the Developer in future.
34. The Developer will give to the Land Owners shifting charges and monthly rent for temporary accommodation until the completion of the Flats.
35. a. That the Owners agreed and undertake and confirm that the Developer shall be entitled to construct and complete the building on the land of the said premises and deal with and transfer the Developer's allocation TOGETHER WITH undivided share in the land of the said premises attributable to the said Developer's allocation only without any interruption, objection, disputes, interference, hindrance of the said Owners.

- b. This Agreement is a contract between this Owners and the Developer and it is not a partnership.
- c. That nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right title or interest in respect of the said premises in favour of the Developer other than an exclusive right to the Developer to do or refrain from doing the acts and things in terms hereof and to deal with the Developer's allocation as the Developer shall think fit and proper for the beneficial of his/their firm and also for these project.

36. The proposed Flat/Apartment shall be Known as **"PADMASAMVABA"**.

37. In the event of any dispute, arising in connection with the Project under the present offer shall be resolved by a competent Court of Law.

:-SCHEDULE - 'A' ABOVE REFERRED TO:-

(PREMISES)

ALL THAT piece and parcel of Bastu land containing an area 3(Three) Cottah 3(Three) Chittacks together with brick built structure measuring 750 sq.ft. with Cemented Flooring standing thereon, lying and situated at Mouza Rajapur, in E.P No. 285, S.P. No. 354, in C.S. Plot No.119(P), J.L No. 23, Sub Registry office at Alipore, P.S. **Jadavpur**, within the limits of the Kolkata Municipal Corporation in **Ward No.102, Premises No.344, Chittaranjan Colony, Assessee No.31-102-06-0344-0**, Postal Premises No. 4/49, Chittaranjan Colony, P.O.- Jadavpur University, Kolkata- 700 032, District - South

24-Parganas, West Bengal, The said premises is butted and bounded as follows : -

ON THE NORTH	:	By KMC Road.
ON THE SOUTH	:	By S.P. No.340 .
ON THE EAST	:	By Colony Road & E.P. No 286.
ON THE WEST	:	By E.P. No.283.

-: SCHEDULE - 'B' ABOVE REFERRED TO :-

(OWNERS' ALLOCATION)

ALL THAT piece and parcel of **ALL THAT** piece and parcel of **50% of the Ground Floor (North-East-South side), 50% of the First Floor (North-East-South side), 50% of Second Floor(North-East-South side) and 50% of the Third Floor (North-East-South side)**, It is also agreed that the rest of the sanctioned F.A.R. of the new building shall be vested to the Developer and the Owners shall have no objection and/or claim in respect of the Developer allocation and its disposal to the interested buyers/ purchasers at any price or total consideration against such transfer.

-: SCHEDULE - 'C' ABOVE REFERRED TO :-

DEVELOPER'S ALLOCATION

ALL THAT piece an parcel of the remaining portion after providing for the allocation of the Owners i.e. **50% of the Ground Floor (North-West-South side), 50% of the First Floor (North-West-South side), 50% of Second Floor(North-West-South side) and 50% of the Third Floor (North-West-South side)**, after providing for the allocation of the Owners, common benefits, facilities, rights, meant for the Flat Owners as more fully and particularly described in the Schedule - 'D'.

-: SCHEDULE – 'D' ABOVE REFERRED TO :-
(PARTICULARS OF COMMON AREAS AND FACILITIES)

1. The open space around the building comprising the entrance therein, the staircase on all floors including the landing thereof.
2. The foundation columns, gutters, beams, supports, main walls.
3. The main entrance of the premises as well as of the building.
4. Common passage and lobby on the ground floor.
5. The electric meter room and the main electric connection in the premises.
6. Overhead reservoirs (R.C.C.) .
7. Water pump, water tanks, pipes and other common plumbing, installations and all other water supply equipments.
8. Drainage and sewerage systems.
9. Boundary walls and such other common parts, areas, equipments, installations, fixtures, fittings and spaces in or about the main building as are necessary for passage in user and occupancy of the flats in common and as are specified expressly as common parts after construction of the building.
10. Roof Right.
11. Lift, lift well and lift room, Lift light, lift fan, roof light, passage light, stair case light including common electrification of the above-mentioned building.
12. Electric meter, all wirings, fittings and accessories for lighting of staircase, lobby, common passage, pump room, main entrance, and water pumps.
13. Drains, rain-water pipes, service pipes, septic tank, sewers and gutters in the said building.
14. Staircases, landings, lobbies, roof, paths, passages, driveways boundary wall and main entrance. Common passage including

main entrance on the Ground Floor leading to the boundary of the premises for ingress and egress.

15. Water reservoir, overhead water tank, water pipes (save those inside any flat), water pump and other common plumbing installations.

SPECIFICATION OF FLAT

- | | | | |
|----|-------------|----|--|
| 1. | Structure | :: | R.C.C frame structure with column footing foundation as per requirement. |
| 2. | Brick Works | :: | With good quality bricks in cement mortar 8" thick wall in external portion and all internal walls to be 3"/5" with cement plaster. |
| 3. | Flooring | :: | Tiles flooring in all the portion of the flat minimum standard. |
| 4. | Doors | :: | Wooden frames (Shal Wood) in all doors with waterproof ply flush doors. The main door will be made by teak wood for all main doors. |
| 5. | Windows | :: | Wooden/Aluminiurn windows and Seasam (Shaal) wood frame with grill and glass fittings. |
| 6. | Kitchen | :: | Tiles flooring of minimum standard, one kitchen slab with granite finish and glazed tiles upto 4'-0" height on top of kitchen slab and at necessary points with steel sink and necessary taps. |
| 7. | Bathroom | :: | Floor marble of minimum standard and glazed tiles on the wall upto 6'-0" height |

with necessary taps and a commode with P.V.C. cistern, one wash basin (all white colours) etc.

8. Wall Finishing :: Cement plastered wall with plaster of Putty finish.
9. Colour :: Doors, windows and grill to be finished by enamel paints. Outside wall by cement based colour finish with weather coat.
10. Electrical :: Concealed and conduit type with best quality copper wire.

Electrical Point

Room	Fan	Light	Plug Points		Exhaust	A.C.
			5 Amp.	15 Amp.		
Bedroom-1	1	2	1	-	-	1
Bedroom-2	1	2	1	-	-	1
Living/Dining	2	3	1	1	-	-
Kitchen	-	1	2	2	1	-
Toilet-1	-	1	1	1	1	-
Toilet-2 (W.C.)	-	1	-	-	1	-
Balcony	-	1	1	-	-	-

Any additional points to be provided at extra cost.

11. Water :: Supply from K.M.C. and supply pump provided through overhead tank. The pump motor that will be used for pulling up water to overhead tank should have auto start and auto stop system.

IN WITNESS WHEREOF the parties hereinto put their respective
Signature & Seals on the Day Month & Year first above written

WITNESSES:-

1. Georgi Bhowal
3/63 B.C.R. colony
Kot-32

Shela Bhukar

Sikha Mukhopadhyay
Ramadip Chakraborty

Jaydeep Chakraborty

Partha Pratim Choudhury,
Shobali Choudhury



L.T.I of Tandra Choudhury
by the pen of Binwajit Debnath

SIGNATURE OF THE LAND OWNERS

2. Binwajit Debnath
1E/9A C.R. Colony
Kot-32

For MA CONSTRUCTION
Arinal Bhosmic
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted and prepared by me as per
instruction of the parties hereto:

ALOKE KUMAR MAITY

Advocate

High Court, Calcutta

Kolkata - 700001.

WB/344/2002.

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.1,000 /-(Rupees One Lakh) only from the
Developer by Cash

WITNESSES :-

1. Gargi Bhowal.

Shila Bhukherjee

Sikha Meekhopadhyay

Ranadip Chakraborty

Jaydeep Chatterboroi

Partha Pratim Choudhury
Shefali Chaudhury



L.T.I of Tandra Choudh
ury by the pen of
Birwajit Debnath

2. Birwajit Debnath

SIGNATURE OF THE LAND OWNERS

SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Chela Bhukherjee



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Sikha Mukhopadhyay



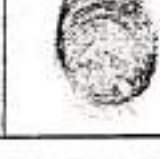
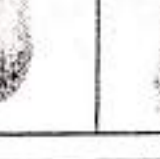
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Ramadip Chakraborty

SPECIMEN FORM FOR TEN FINGER PRINTS

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Joeydeep Chakraborty

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Partha Pratim Chaudhury

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Shafali chaudhury

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

T.I of Tandra Choudhury by the pen of Binwjit Debnath

Signature T.I of Tandra Choudhury by the pen of Binwjit Debnath

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Hrinal Bhosmice



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16052001818780/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Shila Mukherjee 4/59, Chittaranjan Colony, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032	Land Lord			Shila Mukherjee 20/07/23
2	Smt Sikha Mukhopadhyay 4/59, Chittaranjan Colony. City:- , P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Land Lord			Sikha Mukhopadhyay 20/07/23
3	Mr Ranadip Chakraborty 299, Jodhpur Gardens, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700045	Land Lord			Ranadip Chakraborty 20/07/23

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Joydeep Chakraborty 299, Jodhpur Gardens, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700045	Land Lord			Joydeep Chakraborty 20/07/2023
5	Mr Partha Pratim Chaudhury 106, Murali Apartment, Japorigog, City:- , P.O:- Dispur, P.S:-DISPUR, District:- Kamrup, Assam, India, PIN:- 781005	Land Lord			Partha Pratim Chaudhury 20/07/2023
6	Smt Shefali Chaudhury 106, Murali Apartment, Japorigog, City:- , P.O:- Dispur, P.S:-DISPUR, District:-Kamrup, Assam, India, PIN:- 781005	Land Lord			Shefali Chaudhury 20/07/23
7	Smt Tandra Choudhury 106, Murali Apartment, Japorigog, City:- , P.O:- Dispur, P.S:-DISPUR, District:-Kamrup, Assam, India, PIN:- 781005	Land Lord			L.T.1 of Tandra Choudhury by the par of Birnagar Bachan 20/07/23

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr Mrinal Bhowmick 4/6, Chittaranjan Colony, City:- , P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Represent ative of Developer [Ma Constructi on]			Mrinal Bhowmick 20/07/23
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Biswajit Debnath Son of Late Ranjit Debnath 1E/9A, C R Colony, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700032	Smt Shila Mukherjee, Smt Sikha Mukhopadhyay, Mr Ranadip Chakraborty, Mr Joydeep Chakraborty, Mr Partha Pratim Chaudhury, Smt Shefali Chaudhury, Smt Tandra Choudhury, Mr Mrinal Bhowmick		 1548	Biswajit Debnath 20/07/23

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



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



190720232013424044

GRIPS Payment Detail

GRIPS Payment ID:	190720232013424044	Payment Init. Date:	19/07/2023 14:22:52
Total Amount:	6992	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8424031743025	BRN Date:	19/07/2023 14:23:57
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr MRINAL BHOWMICK
Mobile: 9830616285

Payment(GRN) Details

Sl.No.	GRN	Department	Amount (₹)
1	192023240134240458	Directorate of Registration & Stamp Revenue	6992
Total			6992

IN WORDS: SIX THOUSAND NINE HUNDRED NINETY TWO ONLY.

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



Major Information of the Deed

Deed No :	I-1605-01132/2023	Date of Registration	21/07/2023
Query No / Year	1605-2001818780/2023	Office where deed is registered	
Query Date	18/07/2023 10:53:35 AM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Aloke Kumar Maity City Civil Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830616285, 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 : 1,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 39,48,751/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 71/- (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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chittaranjan Colony, , Premises No: 344, , Ward No: 102 Pin Code : 700032

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 3 Chatak	1/-	34,42,501/-	Property is on Road
Grand Total :				5.2594Dec	1 /-	34,42,501 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	750 Sq Ft.	1/-	5,06,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		750 sq ft	1 /-	5,06,250 /-	

and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Shila Mukherjee Daughter of Late Nani Gopal Mukherjee 4/59, Chittaranjan Colony, City:- , P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: bfxxxxxx4e, Aadhaar No: 34xxxxxxxx2628, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence
2	Smt Sikha Mukhopadhyay Daughter of Late Nani Gopal Mukhopadhyay 4/59, Chittaranjan Colony, City:- , P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: bfxxxxxx4b, Aadhaar No: 53xxxxxxxx9809, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence
3	Mr Ranadip Chakraborty Son of Mr Ajay Chakraborty 299, Jodhpur Gardens, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: axxxxxxx2e, Aadhaar No: 39xxxxxxxx9337, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence
4	Mr Joydeep Chakraborty (Presentant) Son of Mr Ajay Chakraborty 299, Jodhpur Gardens, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: axxxxxxx4c, Aadhaar No: 28xxxxxxxx7648, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence
5	Mr Partha Pratim Chaudhury Son of Late Jiban Chandra Choudhury 106, Murali Apartment, Japorigog, City:- , P.O:- Dispur, P.S:-DISPUR, District:-Kamrup, Assam, India, PIN:- 781005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: agxxxxxx4g, Aadhaar No: 46xxxxxxxx4512, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence
6	Smt Shefali Chaudhury Daughter of Late Jiban Chandra Choudhury 106, Murali Apartment, Japorigog, City:- , P.O:- Dispur, P.S:-DISPUR, District:-Kamrup, Assam, India, PIN:- 781005 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: bexxxxxx8d, Aadhaar No: 73xxxxxxxx4822, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence

Smt Tandra Choudhury

Daughter of Late Jogesh Chandra Choudhury 106, Murali Apartment, Japorigog, City:- , P.O:- Dispur, P.S:- DISPUR, District:-Kamrup, Assam, India, PIN:- 781005 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: cfxxxxxx8e, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023
 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2023
 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ma Construction 4/6, Chittaranjan Colony, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: azxxxxxx5c, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Mrinal Bhowmick Son of Late Bimal Chandra Bhowmick 4/6, Chittaranjan Colony, City:- , P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: azxxxxxx5c, Aadhaar No: 75xxxxxxxx5397 Status : Representative, Representative of : Ma Construction (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Biswajit Debnath Son of Late Ranjit Debnath 1E/9A, C R Colony, City:- , P.O:- Jadavpur University, P S :-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032			
Identifier Of Smt Shila Mukherjee, Smt Sikha Mukhopadhyay, Mr Ranadip Chakraborty, Mr Joydeep Chakraborty, Mr Partha Pratim Chaudhury, Smt Shefali Chaudhury, Smt Tandra Choudhury, Mr Mrinal Bhowmick			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Shila Mukherjee	Ma Construction-0.751339 Dec
2	Smt Sikha Mukhopadhyay	Ma Construction-0.751339 Dec
3	Mr Ranadip Chakraborty	Ma Construction-0.751339 Dec
4	Mr Joydeep Chakraborty	Ma Construction-0.751339 Dec
5	Mr Partha Pratim Chaudhury	Ma Construction-0.751339 Dec
6	Smt Shefali Chaudhury	Ma Construction-0.751339 Dec
7	Smt Tandra Choudhury	Ma Construction-0.751339 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Shila Mukherjee	Ma Construction-107.14285700 Sq Ft
2	Smt Sikha Mukhopadhyay	Ma Construction-107.14285700 Sq Ft
3	Mr Ranadip Chakraborty	Ma Construction-107.14285700 Sq Ft
4	Mr Joydeep Chakraborty	Ma Construction-107.14285700 Sq Ft
5	Mr Partha Pratim Chaudhury	Ma Construction-107.14285700 Sq Ft
6	Smt Shefali Chaudhury	Ma Construction-107.14285700 Sq Ft
7	Smt Tandra Choudhury	Ma Construction-107.14285700 Sq Ft

On 20-07-2023

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

Presented for registration at 18:40 hrs on 20-07-2023, at the Private residence by Mr Joydeep Chakraborty, one of the Executants.

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 39,48,751/-

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

Execution is admitted on 20/07/2023 by 1. Smt Shila Mukherjee, Daughter of Late Nani Gopal Mukherjee, 4/59, Chittaranjan Colony, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 2. Smt Sikha Mukhopadhyay, Daughter of Late Nani Gopal Mukhopadhyay, 4/59, Chittaranjan Colony, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 3. Mr Ranadip Chakraborty, Son of Mr Ajay Chakraborty, 299, Jodhpur Gardens, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Business, 4. Mr Joydeep Chakraborty, Son of Mr Ajoy Chakraborty, 299, Jodhpur Gardens, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Service, 5. Mr Partha Pratim Choudhury, Son of Late Jiban Chandra Choudhury, 106, Murali Apartment, Japorigog, P.O: Dispur, Thana: DISPUR, , Kamrup, ASSAM, India, PIN - 781005, by caste Hindu, by Profession Business, 6. Smt Shefali Choudhury, Daughter of Late Jiban Chandra Choudhury, 106, Murali Apartment, Japorigog, P.O: Dispur, Thana: DISPUR, , Kamrup, ASSAM, India, PIN - 781005, by caste Hindu, by Profession Others, 7. Smt Tandra Choudhury, Daughter of Late Jogesh Chandra Choudhury, 106, Murali Apartment, Japorigog, P.O: Dispur, Thana: DISPUR, , Kamrup, ASSAM, India, PIN - 781005, by caste Hindu, by Profession Others

Indetified by Mr Biswajit Debnath, , Son of Late Ranjit Debnath, 1E/9A, C R Colony, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Business

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

Execution is admitted on 20-07-2023 by Mr Mrinal Bhowmick, Proprietor, Ma Construction (Sole Proprietorship), 4/6, Chittaranjan Colony, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Biswajit Debnath, , Son of Late Ranjit Debnath, 1E/9A, C R Colony, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Business


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

On 21-07-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 71.00/- (B = Rs 50.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 71/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/07/2023 2:23PM with Govt. Ref. No: 192023240134240458 on 19-07-2023, Amount Rs: 71/-, Bank: SBI
EPay (SBIPay), Ref. No. 8424031743025 on 19-07-2023, 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 100 00/-
by online = Rs 6,921/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 5696, Amount: Rs.100.00/-, Date of Purchase: 10/07/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/07/2023 2:23PM with Govt. Ref. No: 192023240134240458 on 19-07-2023, Amount Rs: 6,921/-, Bank: SBI EPay (SBlePay), Ref. No. 8424031743025 on 19-07-2023, Head of Account 0030-02-103-003-02



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 1605-2023, Page from 39300 to 39342

being No 160501132 for the year 2023.



Digitally signed by MD TABIS ANSARI
Date: 2023.07.25 16:09:57 -07:00
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 2023/07/25 04:09:57 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)