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Consent that the document is submitted for  
Registration. The signature sheets and the  
endorsement sheets attached with the  
document are the part of this document.

District Sub-Registrar-1)  
Alipore, South 24-Parganas

12 JUN 2025

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on this the  
12<sup>th</sup> day of June, 2025 (Two Thousand Twenty Five).

**BETWEEN**



1) **SRI RAMLAL CHAKRABORTY**, AADHAR No. 5118 9587 7684 & PAN No. BASPC2543R, son of Late Jyotish Chandra Chakraborty, by Nationality Indian, by Religion Hindu, by Occupation Business, residing at 150/10/7, Mahatma Gandhi Road, P.O & P.S. - Haridevpur, Kolkata - 700082, District - South 24 Parganas, **AND 2) SRI ASHIT KUMAR SARKAR**, AADHAR No. 7652 6617 6996 & PAN No. ANLPS7866C, son of Late Ajit Kumar Sarkar, by Nationality Indian, by Religion Hindu, by Occupation Business, residing at 1024 N/1, Mahatma Gandhi Road, P.O & P.S. - Haridevpur, Kolkata - 700082, District - South 24 Parganas, hereinafter jointly referred and called as the "**OWNERS**" (Which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**;

**AND**

**"M/S. DREAM CONSTRUCTION**, PAN - AAUFD7269G, a partnership firm, having its office at 36/1, Vidyasagar Sarani, Post Office - Barisha, Police Station - Haridevpur, Kolkata - 700008, Dist - South 24 Parganas, represented by its partners viz. (1) **MOHAMMED ARIF**, PAN-AUDPM0046R, Aadhaar No. 3599 8444 2793, son of Ayub Mohammed, by faith Muslim, by occupation - Business, by nationality - Indian, residing at 45/5, H/6, Diamond Harbour Road, Alipore, , Kolkata - 700027, South 24 Parganas, (2) **SRI BAPI DEY**, PAN - AKVPD7211K, Aadhaar No. - 6026 7779 8114, son of late Ajit Kumar Dey, by faith Hindu, by occupation Business, residing at 2/100, Paschim Putiary, Kolkata 700 041, P.S. Haridevpur, Dist.- South 24 Parganas, and (3) **SRI PRASENJIT SARKAR**, PAN - FZPRPS0125P, AADHAR NO. 8442 6948

2022, son of Ashit Sarkar, by faith – Hindu, by occupation – Business, by nationality – Indian, residing at 1024N/1, Mahatma Gandhi Road, Haridevpur, Kolkata – 700082, Dist –South 24 Parganas , hereinafter jointly called and to be referred as the “**DEVELOPERS / BUILDERS / CONTRACTORS**” (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and successor-in-office, executors, administrators, representatives, nominees and assigns) of the **SECOND PART.**

**WHEREAS** all the singular number will import plural and vice-versa, and similarly the masculine gender will denote feminine gender and vice-versa.

**AND WHEREAS** one, **SRI DIPAK KUMAR ROY**, son of Late Girija Nath Roy, by way of a registered Deed of Conveyance purchased **ALL THAT** piece or parcel of 2 (Two) Cottah, 15 (Fifteen) Chittaks and 44 (Forty Four) sq. ft. of land lying and situated at R.S. Dag No. 464, R. S. Khatian No. 1179 in Mouza – Haridevpur, J. L. No. 25, R.S No. 35, Touzi NO. 3358, formerly within South Suburban Municipality at present within the Kolkata Municipal Corporation, Ward No. 122, District Sub Registry Office at Behala, District – South 24 Parganas as local plot No. “P” from it's the then owners Mullick Chand Mollah and Kuluda Kinkar for a valuable consideration mentioned therein and the said Deed has been executed and registered on 13.04.1968.

**AND WHEREAS** said **SRI DIPAK KUMAR ROY**, son of Late Girija Nath Roy, by way of an another registered Deed of Conveyance purchased **ALL THAT** piece or parcel of 9(Nine) Chittaks and 40



(Forty) sq. ft. of land lying and situated at R.S. Dag No. 464, R. S. Khatian No. 1179 in Mouza – Haridevpur, J. L. No. 25, R.S No. 35, Touzi NO. 3358, formerly within South Suburban Municipality at present within the Kolkata Municipal Corporation, Ward No. 122, District Sub Registry Office at Behala, District – South 24 Parganas as local plot No. “O” which is situated on the Southern side and adjacent to local plot No. “P” from it's the then owners Mullick Chand Mollah and Kuluda Kinkar for a valuable consideration mentioned therein and the said Deed has been executed and registered in the year 1973.

**AND WHEREAS** be it mentioned that both the plot of land as stated above situated adjacent to each other purchased by said Dipak Kumar Roy totaling to **ALL THAT** piece and parcel of land measuring 3 (three) Cottahs, 9 (nine) Chittaks, 40 (forty) sq. ft. R.S. Dag No. 464, R. S. Khatian No. 1179 in Mouza – Haridevpur, J. L. No. 25, R.S No. 35, Touzi No. 3358, formerly within South Suburban Municipality at present within the Kolkata Municipal Corporation, Ward No. 122, said Dipak Kumar Roy constructed a residential building thereat and possessing the same without any disturbances from any corner.

**WHEREAS** by way of an Indenture of Sale dated 03.07.1978 registered before the District Sub Registry Office at Alipore and recorded in Book No. 1, Volume No. 146, pages from 116 to 125, Being No. 3762 for the year 1978 said Dipak Kumar Roy mentioned as Vendor therein sold and transferred **ALL THAT** piece or parcel of 3 (Three) Cottah, 9 (Nine) Chittaks and 40 (Forty) sq. ft. of land along with structure as standing thereon out of lying and situated at R.S. Dag No. 464, R. S. Khatian No. 1179 in Mouza – Haridevpur, J. L. No. 25, R.S No. 35, Touzi No. 3358, formerly within South Suburban Municipality at

present within the Kolkata Municipal Corporation, Ward No. 122, P. S. – previously Behala, then Thakurpukur now Haridevpur, Kolkata – 700082, District Sub Registry Office at Behala, District – South 24 Parganas in favour of Smt. Lila Rani Chakraborty, wife of Sri Jyotish Chandra Chakraborty mentioned as Purchaser therein.

**AND WHEREAS** said Smt. Lila Rani Chakraborty, wife of Sri Jyotish Chandra Chakraborty purchased the said property from her own resources duly mutated her name before the Kolkata Municipal Corporation in respect of her purchased the above said property and became known numbered and identified as KMC Premises No. 601, Mahatma Gandhi Road, P.S. previously Behala, then Thakurpukur now Haridevpur, KMC Ward No. – 122, Kolkata – 700082, and Assessed for taxation vide Assessee No. – 411220705163, and paying municipal taxes regularly was enjoying the same free from all encumbrances.

**AND WHEREAS** said Smt. Lila Rani Chakraborty, wife of Sri Jyotish Chandra Chakraborty, who was a Hindu governed by the Bengal School of Hindu Law died intestate on 10<sup>th</sup> day of July 1989, leaving behind her two sons namely Sri Santanu Chakraborty and Sri Ramlal Chakraborty as her only legal heirs and successors who thus became the joint owners of the property left by their deceased mother each having undivided half share right title and interest thereat.

Be it mentioned here that the husband of Smt. Lila Rani Chakraborty, namely Sri Jyotish Chandra Chakraborty, died intestate prior to death of said Lila Rani Chakraborty.

**AND WHEREAS** said Sri Santanu Chakraborty while enjoying his undivided half share of the property, who was a Hindu governed by the Bengal School of Hindu Law died intestate leaving behind his wife Smt. Mamata Chakraborty, one son Sri Sakti Chakraborty and one



daughter Smt. Dipannita Chakraborty as his only legal heirs and successors and they became the joint owners of **ALL THAT** piece or parcel of 1 (one) Cottah, 12 (twelve) Chittaks and 42.5 (Forty Two point five) sq. ft. out of 3 (three) Cottah, 9 (nine) Chittaks and 40 (Forty) sq. ft of land along with structure as standing thereon out of R.S. Dag No. 464, R. S. Khatian No. 1179 in Mouza - Haridevpur, J.L. No. 25, R.S No. 35, Touzi No. 3358, formerly within South Suburban Municipality at present within the Kolkata Municipal Corporation, Ward No. 122, Sub Registration Office at Behala, District - South 24 Parganas KMC Premises No. 601, Mahatma Gandhi Road, P.S. previously Behala, then Thakurpukur now Haridevpur, KMC Ward No. - 122, Kolkata - 700082, vide Assessee No. - 411220705163, under the provision of Hindu Laws and Laws of Succession and they jointly became the OWNERS of the same and enjoying the same without any disturbances form any corner of the said property.

**AND WHEREAS** said Smt. Mamata Chakraborty, Sri Sakti Chakraborty, Smt. Dipannita Chakraborty jointly by virtue of a registered Deed of Conveyance sold, conveyed and transferred undivided **ALL THAT** piece or parcel of 1 (one) Cottah, 12 (twelve) Chittaks and 42.5 (Forty Two point five) sq. ft. out of 3 (three) Cottah, 9 (nine) Chittaks and 40 (Forty) sq. ft of land along with structure as standing thereon out of R.S. Dag No. 464, R. S. Khatian No. 1179 in Mouza - Haridevpur, J.L. No. 25, R.S No. 35, Touzi No. 3358, formerly within South Suburban Municipality at present within the Kolkata Municipal Corporation, Ward No. 122, Sub Registration Office at Behala, District - South 24 Parganas KMC Premises No. 601, Mahatma Gandhi Road, P.S. previously Behala, then Thakurpukur now Haridevpur, KMC Ward No. - 122, Kolkata - 700082, vide Assessee No.

- 411220705163, in favour of Sri Ashit Kumar Sarkar, son of Late Ajit Kumar Sarkar and the said deed has been registered in the office of the DSR II Alipore, South 24 Parganas, recorded in Book No. I, Volume No. 45, Pages 572 to 588, being No. 02474 for the year 2005 and said Ashit Kumar Sarkar has got delivery of possession from the then owners in respect of the above referred property and possess the said property without any disturbances from any corner.

**AND WHEREAS** said Sri Ramlal Chakraborty son late Satish Chandra Chakraborty by Laws of inheritance became the owner of undivided **ALL THAT** piece or parcel of 1 (one) Cottah, 12 (Twelve) Chittaks and 42.5 (Forty Two and half ) Sq. ft. of land along with structure being half share of total land measuring 3 (three) Cottah, 9 (nine) Chittaks and 40 (forty) sq. ft. along with structure comprised in R.S. Dag No. 464, R. S. Khatian No. 1179 in Mouza - Haridevpur, J. L. No. 25, R.S No. 35, Touzi No. 3358, now known numbered and distinguished as KMC Premises No. 601, Mahatma Gandhi Road, P. S. - previously Behala, then Thakurpukur now Haridevpur, KMC Ward No. - 122, Kolkata - 700082, vide Assessee No. - 411220705163, Kolkata - 700082, District Sub Registry Office at Behala, District - South 24 Parganas, left by said Late Lila Rani Chakraborty and possess the said property without any disturbances from any corner.

**AND WHEREAS** the owners have jointly mutated the above referred property purchased by said Ashit Kumar Sarkar and inherited by Sri Ramlal Chakraborty from his mother as mentioned above in respect of their respective share right, title and interest at KMC Premises No. 601, Mahatma Gandhi Road, P. S. - previously Behala, then Thakurpukur now Haridevpur, KMC Ward No. - 122, Kolkata - 700082, vide Assessee No. - 411220705163, Kolkata - 700082, District



Sub Registry Office at Behala, District – South 24 Parganas and paying taxes regularly in the concerned municipality and they have jointly applied and mutated their names in the record of BL & LRO and in the records of Kolkata Municipal Corporation in respect of their respective share right, title and interest at the above referred property.

**AND WHEREAS** the present owners are desirous of developing the said property of **ALL THAT** piece or parcel of land measuring 3 (three) Cottah, 9 (nine) Chittaks and 40 (forty) sq.ft. together with structure measuring about 400 Sq.ft. comprised in R.S. Dag No. 464, R. S. Khatian No. 1179 in Mouza – Haridevpur, J. L. No. 25, R.S No. 35, Touzi No. 3358, now known numbered and distinguished as KMC Premises No. 601, Mahatma Gandhi Road, P. S. – previously Behala, then Thakurpukur now Haridevpur, KMC Ward No. – 122, Kolkata – 700082, vide Assessee No. – 411220705163, Kolkata – 700082, District Sub Registry Office at Behala, District – South 24 Parganas and to construct a residential building thereon through the Developer herein in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation.

**AND WHEREAS** the Owners and the Developer have jointly executed and registered a development agreement vide Deed no – 1602-05329 of 2024 and the owners also executed and registered Development Power of Attorney vide Deed no – 1602-05337 of 2024 and both the deeds have been registered in the office of the D.S.R II, Alipore, South 24 parganas.

Be it noted due to retirement of one of the partner namely **SRI SAGAR CHATTERJEE**, PAN – AGEPC7844E, AADHAR NO. 9177 6754 1907, son of Santosh Chatterjee, by faith – Hindu, by occupation – Business, by nationality – Indian, residing at 4/179, Paschim Putiary



Colony, Paschim Putiary, Kolkata - 700041, Dist - South 24 Parganas, from the said Developer Firm namely "**M/S. DREAM CONSTRUCTION**", PAN - AAUFD7269G, a partnership firm, having its office at 36/1, Vidyasagar Sarani, Post Office - Barisha, Police Station - Haridevpur, Kolkata - 700008, Dist - South 24 Parganas and due to changes of owner's allocation and developer's allocation it has become necessary to cancel the above said Registered Development Agreement vide Deed No. 1602-05329 for the year 2024 and the said cancellation of Registered Development Agreement which has been registered in the office of the D.S.R II, Alipore, South 24 parganas vide Deed no -1602- for the year 2025 and it has become necessary to cancel the above said Registered Development Power of Attorney vide Deed no - 1602-05337 of 2024 and subsequently the owners and the developers jointly executed and registered the said cancellation of Registered Development Power of Attorney which has been registered in the office of the D.S.R II, Alipore, South 24 parganas vide Deed no -1602- for the year 2025.

Be it further noted that the then developers and also the present developers at their own cost and expenses have sanctioned a building plan vide building plan no dated from K.M.C in respect of the **Schedule - " A "** property.

**AND WHEREAS** the Developer herein being engaged in the business of developing and promoting and sponsoring construction of building having its own financial resources to carry out any development scheme, including construction of building taking up all

the responsibilities regarding preparation and sanction of plan for construction and engage Engineers, Masons and labours and also put in resources for building materials and supervise during the course of construction of the proposed building and to procure prospective purchasers of flats, except those which have been allotted to the vendors by virtue of this agreement and other spaces to be built as per the sanctioned plan.

**AND WHEREAS** the owners have approached the Developer to develop the said property and to commercially exploit the same for construction and on the terms and conditions hereinafter appearing.

**AND WHEREAS** at or before the execution of this agreement the said owners have represented and assured the Developer as follows:

- a) That the said premises is free from all encumbrances charges, liens, lispendens attachments, trusts, whatsoever or howsoever.
- b) That excepting the said Owners nobody has/have any right, title, interest claim or demand whatsoever or howsoever upon the said premises.
- c) That there is no notice of acquisition or requisition pending in respect of the said premises.

**ANDWHEREAS** relying on the aforesaid representation and believing the same to be true and acting on the faith thereof and the Developer has agreed to develop the said premises for the consideration and on the terms and conditions as hereinafter appearing.



**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed by and between the parties hereto as follows:

1. In this Agreement unless it is contrary or repugnant to the context or meaning, the following expressions will have the meaning given against each of them:

a) **PREMISES** : shall mean **ALL THAT** piece or parcel of land measuring 3 (three) Cottah, 9 (nine) Chittaks and 40 (forty) sq. ft. together with structure measuring about 400 Sq.ft. comprised in R.S. Dag No. 464, R. S. Khatian No. 1179 in Mouza – Haridevpur, J. L. No. 25, R.S No. 35, Touzi No. 3358, now known numbered and distinguished as KMC Premises No. 601, Mahatma Gandhi Road, P. S. – previously Behala, then Thakurpukur now Haridevpur, KMC Ward No. – 122, Kolkata – 700082, vide Assessee No. – 411220705163, Kolkata – 700082, District Sub Registry Office at Behala, District – South 24 Parganas, morefully and particularly described in the **Schedule - " A "** hereunder written

b) **PLAN** : shall mean the building plan vide building plan no -  
dated                      sanction by the Kolkata Municipal Corporation.

c) **BUILDING** : shall mean the ground plus three storied (G+III) building to be constructed at the said premises as per the above said sanction building plan.

d) **OWNERS** : shall mean 1) **SRI RAMLAL CHAKRABORTY**, son of Late Jyotish Chandra Chakraborty, residing at 150/10/7, Mahatma Gandhi Road, P.O & P.S. – Haridevpur, Kolkata – 700082, District – South 24 Parganas, **AND 2) SRI ASHIT KUMAR SARKAR**, son of Late

Ajit Kumar Sarkar, residing at 1024 N/1, Mahatma Gandhi Road, P.O & P.S. – Haridevpur, Kolkata – 700082, District – South 24 Parganas, and their heirs, executors, legal representatives, administrators and assigns.

e) **DEVELOPER:** shall mean "**M/S.DREAM CONSTRUCTION**, a partnership firm, having its office at 36/1, Vidya Sagar Sarani, Post Office – Barisha, Police Station – Haridevpur, Kolkata – 700008, Dist – South 24 Parganas, represented by its partners viz. (1)**MOHAMMED ARIF**, son of Ayub Mohammed, residing at 45/5, H/6, Diamond Harbour Road, Alipore, Kolkata – 700027, South 24 Parganas, (2) **SRI BAPI DEY**, son of late Ajit Kumar Dey, residing at 2/100, Paschim Putiary, Kolkata 700 041, P.S. Haridevpur, Dist.- South 24 Parganas, and (3) **SRI PRASENJIT SARKAR**, son of Ashit Sarkar, residing at 1024N/1, Mahatma Gandhi Road, Haridevpur, Kolkata – 700082, Dist –South 24 Parganas and include its successors-in-office, executors, legal representatives etc.

f) **COMMON FACILITIES :** shall mean and include the parts and equipments provided and /or reserved in the said land and/or in the said new building for common use and enjoyment and fully described in the **Schedule - "E"** hereunder written.

g) **OWNERS' ALLOCATION :** shall mean **ALL THAT** piece and parcel of one no. of 2 BHK Flat on the 3<sup>rd</sup> Floor (north side), and one no. of 1 BHK Flat on the 3<sup>rd</sup> Floor (west side), one no. of 2 BHK Flat on the 1<sup>st</sup> Floor (north side), and one no. of 1 BHK Flat on the 1<sup>st</sup> Floor (west side), and two no. of covered garage on the ground floor at KMC Premises No. 601, Mahatma Gandhi Road, P. S. – previously Behala,



then Thakurpukur now Haridevpur, KMC Ward No. - 122, Kolkata - 700082, vide Assessee No. - 411220705163, Kolkata - 700082, District Sub Registry Office at Behala, District - South 24 Parganas, together with undivided proportionate share of land and in the common parts and facilities and together with undivided share in the ultimate vacant roof attributable to the **Owner's** allocation at KMC Premises No. 601, Mahatma Gandhi Road, P. S. - previously Behala, then Thakurpukur now Haridevpur, KMC Ward No. - 122, Kolkata - 700082, vide Assessee No. - 411220705163, Kolkata - 700082, District Sub Registry Office at Behala, District - South 24 Parganas, more fully and particularly described in the **Schedule-'B'** hereunder written.

h) **DEVELOPER'S ALLOCATION** : shall mean **ALL THAT** piece and parcel of one no. of 2 BHK Flat on the 1<sup>st</sup> Floor (South Side), and one no. of 2 BHK Flat on the 3<sup>rd</sup> Floor (South Side), and **ALL THAT** entire second floor consisting of one no. of 1 BHK Flat (West Side) , one no. of 2 BHK Flat (North Side) and one no. of 2 BHK Flat (South Side) and rest portion on the ground floor consisting of four no. of covered garage excluding two no. of covered garage for the owners at KMC Premises No. 601, Mahatma Gandhi Road, P. S. - previously Behala, then Thakurpukur now Haridevpur, KMC Ward No. - 122, Kolkata - 700082, vide Assessee No. - 411220705163, Kolkata - 700082, District Sub Registry Office at Behala, District - South 24 Parganas, together with undivided proportionate share of land and in the common parts and facilities and together with undivided share in the ultimate vacant roof attributable to the **Developer's** allocation at KMC Premises No. 601, Mahatma Gandhi Road, P. S. - previously Behala, then Thakurpukur now Haridevpur, KMC Ward No. - 122, Kolkata - 700082, vide

Assessee No. – 411220705163, Kolkata – 700082, District Sub Registry Office at Behala, District – South 24 Parganas, more fully and particularly described in the **Schedule-'C'** hereunder written.

i) **COMMON EXPENSES** : shall mean the expenses for common purpose including those mentioned in the **Schedule-'E'** hereunder written.

j) **CONSTRUCTED SPACE** : shall mean the space in the building available for independent use and occupation including the space demarcated for common facilities and services as per sanction plan.

k) **ARCHITECT** : shall mean any qualified person or persons or firm s appointed or nominated by the Developer, as the Architects for construction of the said building.

2. This Agreement has commenced and / or shall be deemed to have commenced on and with effect from (hereinafter called **THE COMMENCEMENT DATE**) and shall remain in force till such time the new building on the said premises is completed.

3. The owners have handed over symbolic physical possession of the premises to the Developer.

4. That at the request of the owners the Developer has agreed to undertake a scheme of development of the said property by raising and constructing a new residential building thereon containing several independent flats or spaces as may be sanctioned by the Kolkata Municipal Corporation and other required authorities, and after completion of the construction of the proposed new building, the



developers shall be entitled to dispose the only developer's allocation in any manner to any intending purchaser/ purchasers thereof as may be chosen and selected by the Developer.

5. The Owners hereby declare that they have a marketable title to the said entire premises without any claim, right, title or interest of any person thereon or therein and the owners have good right, title and absolute authority to enter into this agreement with the Developer and the Owners hereby undertake to indemnify and keep the Developer indemnified against all and Third-Party claims action and demands whatsoever.

6. The Owners have not entered into agreement of any nature with any person or persons prior to execution of this agreement.

7. The Owners being entitled to get ALL THAT piece and parcel of one no. of 2 BHK Flat on the 3<sup>rd</sup> Floor (north side), and one no. of 1 BHK Flat on the 3<sup>rd</sup> Floor (west side), one no. of 2 BHK Flat on the 1<sup>st</sup> Floor (north side), and one no. of 1 BHK Flat on the 1<sup>st</sup> Floor (west side), and two no. of covered garage on the ground floor at KMC Premises No. 601, Mahatma Gandhi Road, P. S. - previously Behala, then Thakurpukur now Haridevpur, KMC Ward No. - 122, Kolkata - 700082, vide Assessee No. - 411220705163, Kolkata - 700082, District Sub Registry Office at Behala, District - South 24 Parganas, together with undivided proportionate share of land and in the common parts and facilities and together with undivided share in the ultimate vacant roof attributable to the **Owner's** allocation at KMC Premises No. 601, Mahatma Gandhi Road, P. S. - previously Behala, then Thakurpukur now Haridevpur, KMC Ward No. - 122, Kolkata - 700082, vide

Assessee No. - 411220705163, Kolkata - 700082, District Sub Registry Office at Behala, District - South 24 Parganas, more fully and particularly described in the **Schedule-'B'** hereunder written of the said property forming part of the **Owner's** allocation and the owners shall be entitled to enter into agreement for sale and transfer and / or lease in respect of Owners' allocation for which no further consent of the Developer shall be required. It being expressly agreed and understood that if at any time the Owners shall require the consent of the Developer and the Developed shall sign and execute such agreements papers and documents as may be necessary or be required.

8. The owners shall be liable to deliver vacant, peaceful possession to the developer and to demolish the same for construction of the proposed new building within next 01 months from the date of obtaining sanctioned building plan.

9. Subject to the restrictions contained elsewhere in this agreement and without any manner affecting the same, the developer being entitled to the Developer's allocation ALL THAT piece and parcel of one no. of 2 BHK Flat on the 1<sup>st</sup> Floor (South Side), and one no. of 2 BHK Flat on the 3<sup>rd</sup> Floor (South Side), and ALL THAT entire second floor consisting of one no. of 1 BHK Flat (West Side) , one no. of 2 BHK Flat (North Side) and one no. of 2 BHK Flat (South Side) and rest portion on the ground floor consisting of four no. of covered garage excluding two no. of covered garage for the owners at KMC Premises No. 601, Mahatma Gandhi Road, P. S. - previously Behala, then Thakurpukur now Haridevpur, KMC Ward No. - 122, Kolkata - 700082, vide Assessee No. - 411220705163, Kolkata - 700082, District Sub



Registry Office at Behala, District – South 24 Parganas, together with undivided proportionate share of land and in the common parts and facilities and together with undivided share in the ultimate vacant roof attributable to the **Developer's** allocation at KMC Premises No. 601, Mahatma Gandhi Road, P. S. – previously Behala, then Thakurpukur now Haridevpur, KMC Ward No. – 122, Kolkata – 700082, vide Assessee No. – 411220705163, Kolkata – 700082, District Sub Registry Office at Behala, District – South 24 Parganas, more fully and particularly described in the **Schedule-'C'** hereunder forming part of Developer" s allocation shall be entitled to enter into agreement for sale and transfer and / or lease in respect of Developer's allocation for which no further consent of the Owners shall be required. It being expressly agreed and understood that if at any time the Developer shall require the consent of the Owners and the Owners shall sign and execute such agreements papers and documents as may be necessary or be required.

10. All the Owners and Developer shall be entitled to sale / transfer and /or enter into agreement for sale or transfer in respect of their respective allocations and to receive realize and collect all money receivable thereof.

11. The Owners shall always remain liable to execute and register appropriate deeds of conveyance to sell, transfer and convey in favour of other flat occupiers their proportionate undivided share, interest in the land beneath the building at the cost and expenses of the Developer or intending flat occupiers, with prior notice by the Developer without any way demanding the price at which the said

undivided share on the land of the said premises is sold or any part thereof received by the Developer against such sale.

12. The Owners and the Developer have agreed upon the specification of construction of the proposed new G+III storied building, hereafter referred to as "**Construction Specification**" as more fully and particularly described in the **Schedule - "F"** written herein below.

13. The construction of the building shall be completed within 24 months from the date of sanction of the said building plan to be sanctioned by the K.M.C., the plan will be submitted within 30 days from the date of handing over the land, unless prevented by the circumstances as beyond the control of the Developer and even thereafter the developer fails to complete the construction of the building in all manner, the owners shall be entitled to a monthly compensation of Rs.2,000/= Per month till the completion of the new building.

14. That subject to the provision of these presents, the Owners hereby grant to the developer exclusive right to build upon in or upon the land comprised in the said premises in accordance with the plan of construction as may be permitted and sanctioned by the Kolkata Municipal Corporation and other competent Authorities.

15. The owners shall, at the cost of the Developer, submit the building plan to be drawn and designed by the Architect of the Developer in its name and the Developer shall comply with such sanction and the developer have sanctioned building plan as stated above.



16. All applications submitted by or in the name of the owners of the premises at the cost of the Developer and the Developer alone shall pay and bear all expenses including all fees, charges and other costs provided always that the developer shall be entitled to all refunds of any deposit made by him on behalf of the owners.

17. That the Developer shall be entitled to vary and/or modify the said plan of construction, subject to sanction of such modification by the aforesaid competent authorities.

18. During the continuance of the agreement and until such time the new building is completed the owners shall not prevent the developer in any way or interfere with the quiet and peaceful possession and enjoyment of the said premises nor shall cause any obstruction or interference in the construction and completion of the building in accordance with the plan, except in such instance when the Owners have reason to believe that the Developer is not carrying out their obligation in terms of this agreement.

19. The building shall be of uniform construction with best available standard and 1st class building materials, fitting and fixtures and other common facilities and other spaces intended or meant for the enjoyment of the occupiers of the building/buildings.

20. That the Owners apart from receiving their allocated portion of proposed building shall also be entitled to easement rights in common with the other occupiers of the said building in respect of common areas and facilities provided therein, as set out in **Schedule - "D"** herein below.

21. That with the execution of these presents the Owners shall remain liable to execute and register power of attorney for developer allocation in favour of the Developer and/ or nominee of the Developer granting due and all requisite authority to the Developer to enter upon the said premises, take measurement and construct the proposed building, pursue the sanction of the plan of the construction of the building, represent the owners before all authorities for sanction of the plan, submit application on behalf of the Owners for procuring the building materials and / or otherwise to pursue to fulfill the above objectives .

22. The Owners shall, at the request of the Developer, execute such documents, papers, memorandum and deeds in furtherance of these presents which the Developer may require from the Owners for smooth and expeditious construction of the proposed building use and occupation thereof

23. The Owners shall also authorize the Developer by the proposed Development Power Of Attorney to do all other acts, deeds and things at the instance of the Developer, whenever necessary, to obtain any other requisite permission of authority of sanction of the Government , Public or any statutory body , as may be required for the construction of the proposed buildings **PROVIDED THAT** the Developer shall bear all costs and expenses for all such documents, letter, papers , memorandum etc. shall deposit requisite fees wherever necessary and obtain refund of fees and appropriate the same without any way being answerable to the Owners for the same.



24. That the Owners hereby agree to pay and clear all rates and taxes and/or other imposition and statutory dues in respect of the said property up to the date of vacant possession to the Developer and thereafter at the time of construction the Developer will bear the tax up to delivery of Owners allocation.

25. That the time period for the construction of the proposed new building shall be subject to , regarding availability of building materials and such other Government or statutory impositions relating to their availability **"AND ALSO SUBJECT TO "FORCE MAJEURE"** condition, like, flood, earthquake, water, storm, tempest, civil commotion, strike or war and other acts of-God and when the obligation of the Developer in regard to period of completion of construction shall remain suspended for the duration of the " Force Majeure".

26. That prior to actual construction work is taken up in hand by the Developer the Owners undertakes to make out a good and marketable title to the said premises, free from all encumbrances, charges, mortgage, lease, demands liabilities liens and lispendens or attachment or whatsoever kind or nature of the building.

27. The map/maps, plan/ plans, specification, drawings etc. in respect of the construction of the aforesaid new building shall be prepared as per the desire and approval of the Developer and the costs and expenses for the same shall be borne and paid by the Developer is hereby authorized by the Owners to appoint Architects, Engineers etc. of its own choice to get the works done and

completed with expenditure, such costs and expenses shall from part of the expenses of development of the said premises.

28. Simultaneously with the execution of the agreement the Owners shall make over the copy of documents of title said property to the Developer as and by way of security for the due observance and performance of the owners covenant and obligation under this agreements and further undertake to produce the originals thereof as and when would be required.

29. The construction and development work shall be made and undertaken by the Developer strictly in accordance with the plans, specification and drawings duly approved by the Kolkata Municipal Corporation and other appropriate bodies and/or authorities at the instance of the Developer for and on behalf of the owners.

30. Notwithstanding anything contained elsewhere in this agreement it is hereby expressly made clear that owners and/or any person or persons claiming under him shall not any reason or in any manner whatsoever interfere with or hinder prohibit inject or stop the Developer and/or its men, agents, servants, nominees and representatives for carrying out the Development of the said property in terms of this agreement, including in the construction and/or selling of the spaces of the said building . It is further hereby' made clear that the decision of the developer concerning all matters in respect of the development of the said property shall be final and binding on all the parties and shall not be questioned by any one on any ground whatsoever.



31. That after the construction of the proposed building is fully completed the owners and the Developer jointly shall cause an Owners Association or Society or a Syndicate to be formed or established by the occupiers including the owners and the Developer shall handover the control and management of the said building to the said body.

32. That after the formation of the body of occupiers, as set out in the clause proceeding and the right of control and management in respect of the said constructed building shall be handed over to the said body by the Developer.

33. This agreement shall subsist and remain irrevocable till the work of construction of building at the said property is completed and the Owners' Allocation is made over to the owners by the Developer as aforesaid and the remaining constructed spaces is sold/leased of the Purchaser/Purchasers and/or Lease/Leases by the documents in connection therewith are duly executed and/or registered.

34. After plan sanction a supplementary agreement made between the Owners and Developer for their allocation if required.

36. The owners and the Developer have entered into the agreement purely on principal or principal basis and nothing contained stated herein shall be deemed to constructed as a partnership or as a joint venture between the owners and the Developer and the owners and the Developer shall be in any manner Constitute as association of persons. Each party shall keep the other indemnified from and against the same.

37. The Owners or the Developer or any their transferees shall not use or permit use of their respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity use or allow the use thereof for any purpose which may create a nuisance or hazard to the other occupiers of the building.

38. The Owners shall sign and execute all such documents necessary for mutation of the Developer's share in the name of the Developer and/or their nominee and/or assignees in the record of the Kolkata Municipal Corporation, after execution of proper documents.

39. The owners or the Developer or any of their transferees shall not demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural allocation therein without the pervious consent of the management/ society/ association.

40. The Owners or the Developer or any of their transferees shall not throw or accumulate any dirt rubbish waste or refuse or permit the same to be the owner accumulated in or about the building or in the compound's corridor or any other common portion or portion of the said building.

41. The Developer will be responsible for all local affairs and he will settle up all problems at his own cost and if necessary, owners will join their hands of co-operation in that respect.

42. The construction of the building in the said premises will be made by the Developer at its own cost and it is to bear the responsibility of all payments to all concerned including labours,



masons and for building materials that will be required for such construction.

43. Only Courts having original jurisdiction over the premises shall have the jurisdiction in all matters relating to or arising of this agreement.

44. That it is hereby agreed by and between the parties that the name of the newly constructed building has been selected as

45. After completion of the building Developer shall be bound to handover the physical possession of the owner's allocation in a habitable condition before delivery of Developer's Allocation to any intending buyer or nominee or nominees and the Owners shall take possession of their shares simultaneously.

46. That the debris and/or the valuation of the building to be demolished will be the exclusive for the developer.

### **SCHEDULE - "A"**

#### **(Description of the entire land)**

**ALL THAT** piece or parcel of land measuring 3 (three) Cottah, 9 (nine) Chittaks and 40 (forty) sq. ft. together with structure measuring about 400 Sq.ft. comprised in R.S. Dag No. 464, R. S. Khatian No. 1179 in Mouza - Haridevpur, J. L. No. 25, R.S No. 35, Touzi No. 3358, now known numbered and distinguished as KMC Premises No. 601, Mahatma Gandhi Road, P. S. - previously Behala, then Thakurpukur now Haridevpur, KMC Ward No. - 122, Kolkata - 700082, vide Assessee No. - 411220705163, Kolkata - 700082, District Sub Registry

Office at Behala, District - South 24 Parganas, and is butted and bounded by :-

**ON THE NORTH** : Land of Sri Sudhir Sarkar

**ON THE SOUTH** : Land of Smt. Gita Rani Dutta

**ON THE EAST** : Land of Pati Biswas

**ON THE WEST** : 16 feet wide KMC Road

#### **SCHEDULE- "B"**

##### **("Owners" Allocation)**

**ALL THAT** piece and parcel of one no. of 2 BHK Flat on the 3<sup>rd</sup> Floor (north side), and one no. of 1 BHK Flat on the 3<sup>rd</sup> Floor (west side), one no. of 2 BHK Flat on the 1<sup>st</sup> Floor (north side), and one no. of 1 BHK Flat on the 1<sup>st</sup> Floor (west side), and two no. of covered garage on the ground floor at KMC Premises No. 601, Mahatma Gandhi Road, P. S. - previously Behala, then Thakurpukur now Haridevpur, KMC Ward No. - 122, Kolkata - 700082, vide Assessee No. - 411220705163, Kolkata - 700082, District Sub Registry Office at Behala, District - South 24 Parganas, together with undivided proportionate share of land and in the common parts and facilities and together with undivided share in the ultimate vacant roof attributable to the **Owner's** allocation at KMC Premises No. 601, Mahatma Gandhi Road, P. S. - previously Behala, then Thakurpukur now Haridevpur, KMC Ward No. - 122, Kolkata - 700082, vide Assessee No. - 411220705163, Kolkata - 700082, District Sub Registry Office at Behala, District - South 24 Parganas.

#### **SCHEDULE- 'C'**



**(Developers Allocation)**

**ALL THAT** piece and parcel of one no. of 2 BHK Flat on the 1<sup>st</sup> Floor (South Side), and one no. of 2 BHK Flat on the 3<sup>rd</sup> Floor (South Side), and **ALL THAT** entire second floor consisting of one no. of 1 BHK Flat (West Side) , one no. of 2 BHK Flat (North Side) and one no. of 2 BHK Flat (South Side) and rest portion on the ground floor consisting of four no. of covered garage excluding two no. of covered garage for the owners at KMC Premises No. 601, Mahatma Gandhi Road, P. S. – previously Behala, then Thakurpukur now Haridevpur, KMC Ward No. – 122, Kolkata – 700082, vide Assessee No. – 411220705163, Kolkata – 700082, District Sub Registry Office at Behala, District – South 24 Parganas, together with undivided proportionate share of land and in the common parts and facilities and together with undivided share in the ultimate vacant roof attributable to the **Developer's** allocation at KMC Premises No. 601, Mahatma Gandhi Road, P. S. – previously Behala, then Thakurpukur now Haridevpur, KMC Ward No. – 122, Kolkata – 700082, vide Assessee No. – 411220705163, Kolkata – 700082, District Sub Registry Office at Behala, District – South 24 Parganas.

**SCHEDULE- "D"****(Common Area and Facilities)**

- 1) The land measuring 3 Cottahs 9 Chittak 40 sq.ft. more or less on which the building at KMC Premises No. 601, Mahatma Gandhi Road, P.S. – previously Behala, then Thakurpukur now Haridevpur, KMC Ward No. – 122, Kolkata – 700082, vide Assessee No. – 411220705163, Kolkata – 700082, District Sub Registry Office at Behala, District – South 24 Parganas, all easement and equal easement rights and appurtenances belonging hereto.
- 2) Foundation, beams vertical and lateral supports main walls, common walls, boundary walls, main entrance/gate of the said building.

- 3) Main gate of the said premises.
- 4) Installation common services viz. electricity water, pipes and sewerage, rain water pipes.
- 5) Water pump with motor and pump room.
- 6) Reservoir on the roof and underground.
- 7) 24 hours water supply from overhead tank to the respective flats.
- 8) Common staircases, landings, lobbies etc.
- 9) Lighting in the common space, passages, staircase including fixtures and fittings.
- 10) Common Meter Box.
- 11) Open space surrounding the said building.
- 12) Roof of the building.
- 13) All other parts of the said building the necessary for its existences, maintenance and safety for normally in common use of the Owners of the respective flats.
- 14) Lift will be provided by the Developer for four/five passengers.

**SCHEDULE- "E"**

**(Common Expenses)**

- a) The expenses of maintaining and repairing the main structure, main walls top floor roof and in particular the main water pipes, waste water pipes, waterlines, water tanks etc. of the building and also electric lines for common lights and pump.
- b) The cost of cleaning and lightening the passages staircase, top floor roof etc. and other parts of the building used by the buyers in common with the owners and occupier of the other flats and spaces.
- c) Reasonable salaries of a sweeper and Darwan for the common parts.



- d) The cost of maintaining, servicing, substituting repairing and working of common lights.
- e) All expenses of common services and in connection with common areas and facilities as mentioned above.
- f) All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
- g) All other expenses and/or outgoing as are incurred by the owners and/or service organization for the common purposes.

### **SCHEDULE - 'F'**

#### **(TYPES OF CONSTRUCTION & SPECIFICATION)**

**STRUCTURE AND FOUNDATION:** Building designed based on R.C.C. framed structure confirming to ISO Code of practice by E.S.E.

**EXTERNAL WALLS:** All external Brick walls will have 200 mm. thick with cement sand mortar & followed by 19 mm thick Plaster with cement sand mortar. Paints will have primer with weather based aesthetically designed.

**INTERNAL WALL:** All internal Brick walls will have 125 mm. & 75 mm. thick with cement sand mortar and followed by 10 mm thick plaster to ceiling & 12 mm thick plaster to wall with cement & sand mortar. All wall will have Putty finish.

**FLOOR & SKIRTING:** All Bed Rooms & and Drawing/ Dining Floor & Skirting will have Vitrify tiles/ Marbles(Cut Pc), Balcony /Kitchen Floor & Skirting will have Mat finish tiles/Marble, Toilet & W.C Floor & Skirting will have anti-skid tiles/Marble and Stair Case will have Marble finish with skirting.

**TILES / GRANITE:** Ceramic digital Tiles will be fitted Toilet wall upto a height of 6'-6" and digital tiles fittings to Kitchen

will upto a height of 2'-6". Cooking Platform of kitchen will be finished by Green Polish Marble. Digital tiles fittings on Basin at Drawing room or other place.

**DOORS & FRAMES:** All doors will have Sal wood frame and 32 mm thick water proof phenol bond flush door shutter. Main doors will have 32 mm water proof laminated flash type. Toilet/W.C. doors will be P.V.C.(Laminated) type.

**WINDOWS FRAME & GRILLS:** All windows frames will have 3 track Aluminum channel with Glass panel and designed M.S. Grills.

**HAND RAIL:** Stair/Verandah hand rail will be made up by stainless steel.

**PUTTY & PAINT:** All internal wall with surface along with ceiling will be finished by white Putty & external wall will be finished by standard brand Whether proof paint over two coats of primer.

**ELECTRICAL WORK:** Concealed type copper wiring with P.V.C. pipe & modular Type switches along with safety circuit breakers will be provided.

- All Bed Rooms will have 3 nos. light points, 1 no. Fan Point, 1 no. Plug point(5 Amp),1 no. A.C point any one bed room.
- Drawing/Dining will have 3 nos. light points, 1 nos. fan, 3 no. Plug point (5 Amp) [TV, Router & Spare], 2 no. Power Plug point (15 Amp) [Washing Machine & Fridge] and 1 no. calling bell point, a) 1 no. porcelain Basin & necessary C.P. Bib cock/ pillar cock/ Angular stop cock. b) 1 nos Angular stop cock for Washing Machine.
- Kitchen will have 1 no. light point, 1 no. Exhaust point,1 no. Plug point (5 Amp). 1 no hole for Chimney exhaust pipe exit.



- Toilet will have 1 nos. light points, 1 no. Exhaust point, & 1 no. power point (15 Amp) and W.C. will have 1 no. light point, 1 no. Exhaust Fan.
- Balcony will have 1 no. light point & 1 no. Plug point (5 Amp)
- Loft will have 1 no. light point.

**SANITARY & PLUMBING:** All water line & waste / Soil line will be provided by P.V.C. (Supreme Branded) to Toilet/W.C./Kitchen.

Stainless steel sink and 2 nos. C.P. bib cock of IS branded to be provided to Kitchen.

1 no. porcelain Commode/Pan with Cistern along with 1 no. porcelain Basin & necessary C.P. Bib cock/ pillar cock/ Angular stop cock/Shower/ Commode shower will be provided to Toilet

1 no. porcelain Commode/Pan with Cistern along with necessary C.P. Bib cock /Angular stop cock will be provided to W.C.

**Note:** All pipe line will be concealed type.

**OTHER FACILITIES :**

- Semi under Ground water reservoir to be constructed & connected with K.M.C. water connection or Deep Tube-Well which is any one.
- Submersible Pump for supplying of water to overhead water Reservoir will be provided.
- Rain water line & sewerage system will be properly made.
- LED light points (as required) for common areas to be provided.
- CCTV facility for ground floor main gate to be provided.
- Internal pathway will be finished by screed concrete with IPS.

**IN WITNESSETH WHEREOF** the parties herein put their respective sign and seal on the day month and year first above written.

**SIGNED, SEALED & DELIVERED**

**in presence of WITNESSES:**

- 1) *Prithvi Ch. Majumdar*  
Advocate -  
Alipore Judges' Court  
Kolkata - 700 027.
- 2)

*Ranul Chandra*  
Ashit Kumar Sarkar

**SIGNATURE OF THE OWNERS**

For Dream Construction

*Mr. Aif* *Prasenjit Sarkar*  
Partner

For Dream Construction

*Bapi Dey*  
Partner

**SIGNATURE OF THE DEVELOPER**

Drafted by :

*Prithvi Ch. Majumdar*  
Enrollment No- WBF-279/444/1998  
Advocate

Alipore Judges' Court,  
Kolkata - 700 027

Computer typed by :

*Sudip Chakrabarti*

Alipore Judges' Court,  
Kolkata - 700 027.





Name  
Signature

|       | Thumb | 1st Finger | middle<br>Finger | Ring Finger | small<br>finger |
|-------|-------|------------|------------------|-------------|-----------------|
| Left  |       |            |                  |             |                 |
| Hand  |       |            |                  |             |                 |
| Right |       |            |                  |             |                 |
| Hand  |       |            |                  |             |                 |

Ram Lal Chel



Name  
Signature

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Ashut Kumar Sarkar  
Asarkar



Name  
Signature

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| Hand  |       |            |                  |             |                 |

Bapi Dey



Name  
Signature

|       | Thumb | 1st Finger | middle<br>Finger | Ring Finger | small<br>finger |
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M. A. H.



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| Hand  |       |            |               |             |              |

Name

Signature

*Prasenjit Sarker*

|       | Thumb | 1st Finger | middle Finger | Ring Finger | small finger |
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| Photo | Left  |            |               |             |              |
|       | Hand  |            |               |             |              |
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Name

Signature

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|       | Hand  |            |               |             |              |
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Name

Signature

|       | Thumb | 1st Finger | middle Finger | Ring Finger | small finger |
|-------|-------|------------|---------------|-------------|--------------|
| Photo | Left  |            |               |             |              |
|       | Hand  |            |               |             |              |
|       | Right |            |               |             |              |
|       | Hand  |            |               |             |              |

Name

Signature





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



192025260105559208

GRN Details

|                        |                     |                     |                         |
|------------------------|---------------------|---------------------|-------------------------|
| GRN:                   | 192025260105559208  | Payment Mode:       | SBI Epay                |
| GRN Date:              | 12/06/2025 08:32:39 | Bank/Gateway:       | SBIEpay Payment Gateway |
| BRN :                  | 4329790367039       | BRN Date:           | 12/06/2025 08:33:00     |
| Gateway Ref ID:        | 552935998527        | Method:             | State Bank of India UPI |
| GRIPS Payment ID:      | 120620252010555919  | Payment Init. Date: | 12/06/2025 08:32:39     |
| Payment Status:        | Successful          | Payment Ref. No:    | 2001574882/2/2025       |
| [Query No*/Query Year] |                     |                     |                         |

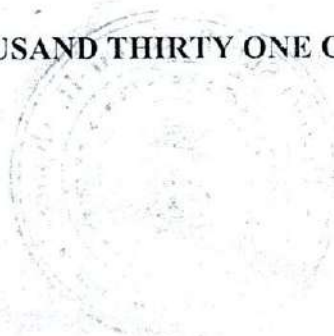
Depositor Details

|                           |                               |
|---------------------------|-------------------------------|
| Depositor's Name:         | Mr SOUMEN CHATTERJEE          |
| Address:                  | ALIPORE JUDGES COURT, KOL- 27 |
| Mobile:                   | 9681630118                    |
| Period From (dd/mm/yyyy): | 12/06/2025                    |
| Period To (dd/mm/yyyy):   | 12/06/2025                    |
| Payment Ref ID:           | 2001574882/2/2025             |
| Dept Ref ID/DRN:          | 2001574882/2/2025             |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1       | 2001574882/2/2025 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 7010       |
| 2       | 2001574882/2/2025 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21         |
| Total   |                   |  |                    | 7031       |

IN WORDS: SEVEN THOUSAND THIRTY ONE ONLY.



### Major Information of the Deed

|  |   |   |            |
|--|---|---|------------|
| Deed No :  | I-1602-08500/2025   | Date of Registration  | 12/06/2025 |
| Query No / Year  | 1602-2001574882/2025  | Office where deed is registered                             |            |
| Query Date   | 06/06/2025 4:07:51 PM   | D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details                      | BIBHASH CH MAJUMDER<br>ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9088480417, Status : Advocate |   |            |
| Transaction  | Additional Transaction  |   |            |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]   |   |            |
| Set Forth value  | Market Value  |   |            |
|  | Rs. 56,18,541/-   |   |            |
| Stamp duty Paid(SD)  | Registration Fee Paid   |   |            |
| Rs. 7,020/- (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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (Kabar Danga More -- Karunamoyee Ghat Road (Premises located NOT on M.G.Road)) , , Premises No: 601, , Ward No: 122 Pin Code : 700082



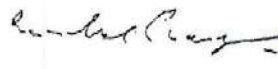



| Sch No        | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land              | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                   |
|---------------|-------------|----------------|-----------------------|---------------------------|-------------------------|-----------------------|---------------------------------|
| L1            | (RS :- )    |                | Bastu                 | 3 Katha 9 Chatak 40 Sq Ft |                         | 53,18,541/-           | Width of Approach Road: 16 Ft., |
| Grand Total : |             |                |                       | 5.9698Dec                 | 0 /-                    | 53,18,541 /-          |                                 |

### Structure Details :

| Sch No  | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1  | On Land L1        | 400 Sq Ft.        | 0/-                     | 3,00,000/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :   |                   | 400 sq ft         | 0 /-                    | 3,00,000 /-           |                           |



**Land Lord Details :**






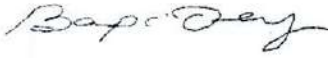


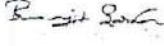
| Sl No | Name,Address,Photo,Finger print and Signature   |  |  |  |
|-------|---|--|--|--|
| 1     | <b>Name</b><br><b>Mr RAMLAL CHAKRABORTY</b><br>Son of Late JYOTISH CHANDRA CHAKRABORTY<br>Executed by: Self, Date of Execution: 12/06/2025<br>, Admitted by: Self, Date of Admission: 12/06/2025 ,Place : Office  | <b>Photo</b><br><br>12/06/2025  | <b>Finger Print</b><br><br>Captured<br>LTI<br>12/06/2025  | <b>Signature</b><br><br>12/06/2025   |
|       | 150/10/7, MAHATMA GANDHI ROAD, City:- , P.O:- HARIDVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: BAxxxxxx3R, Aadhaar No: 51xxxxxxxx7684, Status :Individual, Executed by: Self, Date of Execution: 12/06/2025 , Admitted by: Self, Date of Admission: 12/06/2025 ,Place : Office |  |  |  |
| 2     | <b>Name</b><br><b>Mr ASHIT KUMAR SARKAR</b><br>Son of Late AJIT KUMAR SARKAR<br>Executed by: Self, Date of Execution: 12/06/2025<br>, Admitted by: Self, Date of Admission: 12/06/2025 ,Place : Office  | <b>Photo</b><br><br>12/06/2025 | <b>Finger Print</b><br><br>Captured<br>LTI<br>12/06/2025 | <b>Signature</b><br><br>12/06/2025 |
|       | 1024N/1, MAHATMA GANDHI ROAD, City:- , P.O:- HARIDVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: ANxxxxxx6C, Aadhaar No: 76xxxxxxxx6996, Status :Individual, Executed by: Self, Date of Execution: 12/06/2025 , Admitted by: Self, Date of Admission: 12/06/2025 ,Place : Office  |  |  |  |

**Developer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>DREAM CONSTRUCTION</b><br>36/1, VIDYA SAGAR SARANI, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Date of Incorporation:XX-XX-2XX3 , PAN No.: AAxxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |



**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |  |  |   |
|-------|--|--|--|---|
| 1     | <b>Name</b><br><b>Mr ARIF MOHAMMED</b><br>Son of Mr AYUB MOHAMMED<br>Date of Execution - 12/06/2025, , Admitted by: Self, Date of Admission: 12/06/2025, Place of Admission of Execution: Office   | <b>Photo</b><br><br>Jun 12 2025 12:08PM   | <b>Finger Print</b><br><br>Captured<br>LTI 12/06/2025   | <b>Signature</b><br><br>12/06/2025   |
|       | 45/5, H/6, DIAMOND HARBOUR ROAD, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: AUxxxxxx6R, Aadhaar No: 35xxxxxxxx2793<br>Status : Representative, Representative of : DREAM CONSTRUCTION (as PARTNER)     |  |  |   |
| 2     | <b>Name</b><br><b>Mr BAPI DEY (Presentant )</b><br>Son of Late AJIT KUMAR DEY<br>Date of Execution - 12/06/2025, , Admitted by: Self, Date of Admission: 12/06/2025, Place of Admission of Execution: Office   | <b>Photo</b><br><br>Jun 12 2025 12:08PM  | <b>Finger Print</b><br><br>Captured<br>LTI 12/06/2025  | <b>Signature</b><br><br>12/06/2025    |
|       | 2/100, PASCHIM PUTIARY, City:- , P.O:- PASCHIM PUTIARY, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: AKxxxxxx1K, Aadhaar No: 60xxxxxxxx8114<br>Status : Representative, Representative of : DREAM CONSTRUCTION (as PARTNER)   |  |  |   |
| 3     | <b>Name</b><br><b>Mr PRASENJIT SARKAR</b><br>Son of Mr ASHIT SARKAR<br>Date of Execution - 12/06/2025, , Admitted by: Self, Date of Admission: 12/06/2025, Place of Admission of Execution: Office   | <b>Photo</b><br><br>Jun 12 2025 12:09PM | <b>Finger Print</b><br><br>Captured<br>LTI 12/06/2025 | <b>Signature</b><br><br>12/06/2025 |
|       | 1024N/1, MAHATMA GANDHI ROAD, City:- , P.O:- HARIDDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: FZxxxxxx5P, Aadhaar No: 84xxxxxxxx2022<br>Status : Representative, Representative of : DREAM CONSTRUCTION (as PARTNER) |  |  |   |

**Identifier Details :**

| Name  | Photo   | Finger Print  | Signature   |
|---|---|---|---|
| <b>Mr BIBHAS CHANDAR MAJUMDAR</b><br>Son of Mr .<br>ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 | <br>12/06/2025 | <br>Captured<br>12/06/2025 | <br>12/06/2025 |



Identifier Of Mr RAMLAL CHAKRABORTY, Mr ASHIT KUMAR SARKAR, Mr ARIF MOHAMMED, Mr BAPI DEY, Mr PRASENJIT SARKAR,

| Transfer of property for L1 |                       |                                       |
|-----------------------------|-----------------------|---------------------------------------|
| Sl.No                       | From                  | To. with area (Name-Area)             |
| 1                           | Mr RAMLAL CHAKRABORTY | DREAM CONSTRUCTION-2.9849 Dec         |
| 2                           | Mr ASHIT KUMAR SARKAR | DREAM CONSTRUCTION-2.9849 Dec         |
| Transfer of property for S1 |                       |                                       |
| Sl.No                       | From                  | To. with area (Name-Area)             |
| 1                           | Mr RAMLAL CHAKRABORTY | DREAM CONSTRUCTION-200.00000000 Sq Ft |
| 2                           | Mr ASHIT KUMAR SARKAR | DREAM CONSTRUCTION-200.00000000 Sq Ft |

**Endorsement For Deed Number : I - 160208500 / 2025**

**On 12-06-2025**

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

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

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

Presented for registration at 11:28 hrs on 12-06-2025, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr BAPI DEY ..

**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 56,18,541/-

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

Execution is admitted on 12/06/2025 by 1. Mr RAMLAL CHAKRABORTY, Son of Late JYOTISH CHANDRA CHAKRABORTY, 150/10/7, MAHATMA GANDHI ROAD, P.O: HARIDVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business, 2. Mr ASHIT KUMAR SARKAR, Son of Late AJIT KUMAR SARKAR, 1024N/1, MAHATMA GANDHI ROAD, P.O: HARIDVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business Indetified by Mr BIBHAS CHANDAR MAJUMDAR, , , Son of Mr . , ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-06-2025 by Mr ARIF MOHAMMED, PARTNER, DREAM CONSTRUCTION, 36/1, VIDYA SAGAR SARANI, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Indetified by Mr BIBHAS CHANDAR MAJUMDAR, , , Son of Mr . , ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 12-06-2025 by Mr BAPI DEY, PARTNER, DREAM CONSTRUCTION, 36/1, VIDYA SAGAR SARANI, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Indetified by Mr BIBHAS CHANDAR MAJUMDAR, , , Son of Mr . , ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 12-06-2025 by Mr PRASENJIT SARKAR, PARTNER, DREAM CONSTRUCTION, 36/1, VIDYA SAGAR SARANI, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Indetified by Mr BIBHAS CHANDAR MAJUMDAR, , , Son of Mr . , ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 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 12/06/2025 8:33AM with Govt. Ref. No: 192025260105559208 on 12-06-2025, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 4329790367039 on 12-06-2025, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 7,010/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 175208, Amount: Rs.10.00/-, Date of Purchase: 16/05/2025, Vendor name: I CHAKRABORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 12/06/2025 8:33AM with Govt. Ref. No: 192025260105559208 on 12-06-2025, Amount Rs: 7,010/-, Bank: SBI EPay ( SBlePay), Ref. No. 4329790367039 on 12-06-2025, Head of Account 0030-02-103-003-02



**Suman Basu**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - I SOUTH 24-  
PARGANAS**

**South 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**  
**Registered in Book - I**  
**Volume number 1602-2025, Page from 361475 to 361518**  
**being No 160208500 for the year 2025.**



*Suman*

Digitally signed by SUMAN BASU  
Date: 2025.06.17 15:42:40 +05:30  
Reason: Digital Signing of Deed.

**(Suman Basu) 17/06/2025**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS**  
**West Bengal.**