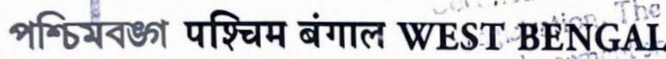


I- 8446/2023



AP 242251

11 MAY

11 MAY 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 11th day of MAY, 2023

(Two Thousand Twenty Three)

BETWEEN

63579

28 APR 2023

SL. No.....Date.....

Rs.....

Name.....*Mithun Das (Ahs)*

Alipore Judges Court, Kol-27

Address.....

SMRITI BIKASH DAS
Govt. Licence Stamp Vendor
Alipore Police Court
Kol-27



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A.D.S.R. Behal

11 MAY 2023

Dist.- South 24 Pgs.

Major Information of the Deed

Deed No :	I-1607-05445/2023	Date of Registration	11/05/2023
Query No / Year	1607-2001080671/2023	Office where deed is registered	
Query Date	29/04/2023 6:30:51 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	MITHUN DAS ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830189873, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]	
Set Forth value		Market Value	
Rs. 10,01,000/-		Rs. 52,72,501/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,021/- (Article:48(g))		Rs. 3,021/- (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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bhattacharya Para Road, , Premises No: 271A, , Ward No: 125 Pin Code : 700063

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	4 Katha 6 Chatak 5 Sq Ft	10,00,000/-	47,32,501/-	Width of Approach Road: 23 Ft.,
Grand Total :				7.2302Dec	10,00,000 /-	47,32,501 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1,000/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	1,000 /-	5,40,000 /-	

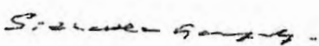
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name SUBHRAKANA DE Wife of SUSANTA KUMAR DE Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office	Photo  11/05/2023	Finger Print  LTI 11/05/2023	Signature  11/05/2023
3A, MADHAB LANE, City:- , P.O:- BHOWANIPORE, P.S:-Ballygunge Circular, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMxxxxxx3B, Aadhaar No: 27xxxxxxxx1111, Status :Individual, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name PARTHA GHOSH (Presentant) Son of Late KRISHNA DAS GHOSH Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office	Photo  11/05/2023	Finger Print  LTI 11/05/2023	Signature  11/05/2023
Son of Late KRISHNA DAS GHOSH 337A, BHATTACHARJEE PARA ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx0L, Aadhaar No: 86xxxxxxxx6443, Status :Individual, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
SIDHARTHA GANGULY Son of Late SAMBHU NATH GANGULY 20/4, DAKSHIN PARA ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063	 11/05/2023	 11/05/2023	 11/05/2023
Identifier Of SUBHRAKANA DE, PARTHA GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUBHRAKANA DE	PARTHA GHOSH-7.23021 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SUBHRAKANA DE	PARTHA GHOSH-800.00000000 Sq Ft

On 02-05-2023

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 52,72,501/-

S. D. Das

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

On 11-05-2023

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

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

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

Presented for registration at 10:28 hrs on 11-05-2023, at the Office of the A.D.S.R. BEHALA by PARTHA GHOSH ,Claimant.

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

Execution is admitted on 11/05/2023 by 1. SUBHRAKANA DE, Wife of SUSANTA KUMAR DE, 3A, MADHAB LANE, P.O: BHOWANIPORE, Thana: Ballygunge Circular, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession House wife, 2. PARTHA GHOSH, Son of Late KRISHNA DAS GHOSH, 337A, BHATTACHARJEE PARA ROAD, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Business

Indetified by SIDHARTHA GANGULY, , , Son of Late SAMBHU NATH GANGULY, 20/4, DAKSHIN PARA ROAD, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,021.00/- (B = Rs 3,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/05/2023 4:50PM with Govt. Ref. No: 192023240042657088 on 06-05-2023, Amount Rs: 3,021/-, Bank: SBI EPay (SBlePay), Ref. No. 2196741287237 on 06-05-2023, 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 63579, Amount: Rs.100.00/-, Date of Purchase: 28/04/2023, Vendor name: S B DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/05/2023 4:50PM with Govt. Ref. No: 192023240042657088 on 06-05-2023, Amount Rs: 6,921/-, Bank: SBI EPay (SBlePay), Ref. No. 2196741287237 on 06-05-2023, Head of Account 0030-02-103-003-02

S. D. Das

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2023, Page from 167761 to 167807
being No 160705445 for the year 2023.



S. Chakraborty

Digitally signed by SOURAV
CHAKRABORTY
Date: 2023.05.17 14:28:32 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakrobarty) 2023/05/17 02:28:32 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

SMT. SUBHRAKANA DE, PAN - AMHPD1483B, AADHAAR NO. -2711 5393 1111, wife of Sri Susanta Kumar De, by faith -Hindu, by nationality - Indian, by occupation - Housewife, residing at - 3A, Madhab Lane, Post Office - Bhowanipore, Police Station - Ballygunge, Kolkata - 700 025, and also of - 271A, Bhattacharjee Para Road, Post Office & Police Station - Thakurpukur, Kolkata - 700 063, District - South 24 Parganas, hereinafter referred and called as the **"OWNER"** (which expression shall unless otherwise repugnant to the context to be deemed to mean and include her heirs, successors, executors, legal representatives, administrators and assigns) of the **ONE PART.**

AND

SRI PARTHA GHOSH, PAN - AFTPG7680L, AADHAAR NO. -8672 6527 6443, son of Late Krishna Das Ghosh, by faith - Hindu, by nationality - Indian, by occupation - Business, having its office & residence at - 337A, Bhattacharjee Para Road, Post Office & Police Station - Thakurpukur, Kolkata - 700 063, District - South 24 Parganas, hereinafter referred to and called as the **"DEVELOPER"** (which expression shall unless otherwise repugnant to the context to be deemed to mean and include his heirs, successors, executors, legal representatives, administrators and assigns) of the **OTHER PART.**

WHEREAS Dwarika Nath Mukhopadhyay, Karunamoy Mukhopadhyay and Benimadhab Mukhopadhyay were the absolute joint owners in respect of 1.60 Acres of landed properties along with other properties situated and lying at Mouza -

Paschim Barisha, J.L. No. - 19, under Khatian No. -1689, corresponding to Dag Nos. - 557, 558, 559, within the limits of the then South Sub-urban Municipality and while in enjoyment of the same one of the co-sharers namely Dwarika Nath Mukhopadhyay died as issueless and his undivided share devolved upon his aforesaid remaining two brothers, namely Karunamoy Mukhopadhyay and Benimadhab Mukhopadhyay, who as per the Hindu Succession Act jointly inherited the said property, each having undivided $\frac{1}{2}$ share over the same.

AND WHEREAS thus by inheritance said Karunamoy Mukhopadhyay and Benimadhab Mukhopadhyay became the absolute joint owners of the aforesaid properties and while in enjoyment of the same they died intestate and their respective legal heirs became the joint owners in respect of the aforesaid properties and their names had been recorded in the revisional records of rights but due to problem in joint enjoyment and occupation of the said properties amongst the co-sharers, they filed a Partition Suit before the 2nd Sub Judge at Alipore being Title Suit No. -175 of 1948 for partitioning their aforesaid properties by metes and bounds and the final decree was passed on 07/02/1957 by the Learned court in the said suit.

AND WHEREAS in terms of the final decree passed in the said Partition suit one Pashupati Mukhopadhyay, grandson of Late Karunamoy Mukhopadhyay, being one of the co-sharers, was exclusively allotted a demarcated area measuring more or less 13 (Thirteen) Cottahs 8 (Eight) Chittaks 10 (Ten) Square Feet as mentioned in the Partition Plan "B" marked with the letter "P" attached with the said Partition Suit under Khatian No. -1689 corresponding to Dag No. -559 and subsequently said



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Pashupati Mukhopadhyay filed an Execution Case being No. -55 of 1957 before the said Learned 2nd Sub Judge at Alipore for allotment of his aforesaid exclusive demarcated landed properties and subsequently through court said Pashupati Mukhopadhyay became the absolute owner of his aforesaid demarcated "P" marked properties and while in enjoyment of the same said Pashupati Mukhopadhyay divided the entire property into small small plots of land with an intention to sell those plots of land to the different intending buyer/s and coming to know such intention one Nisith Kumar Basu, by a registered Deed of Bengali Kobala dated 17/01/1958, purchased one such plot measuring more or less 9 (Nine) Cottahs of bastu land situated and lying at Mouza - Paschim Barisha, J.L. No.- 19, under Khatian No.- 1689 corresponding to Dag No.- 559, being Holding No.- 16A, Bhattacharjee Para Road, within the limits of the then South Suburban Municipality, under Police Station the then Behala, District - South 24 Parganas, from its Owner said Pashupati Mukhopadhyay for a valuable consideration as mentioned therein and received peaceful vacant possession of the same.

The said Deed of Kobala was duly registered in the office of the Sub-Registrar at Alipore vide Book No.- 1, Volume No.- 27, Pages 20 to 24, Being Deed No.- 389 for the year 1958.

AND WHEREAS thus by the strength of the aforesaid purchase deed said Nisith Kumar Basu became the absolute Owner of **ALL THAT** piece and parcel of landed property measuring more or less 9 (Nine) Cottahs and while thus seized and possessed of the same said Nisith Kumar Basu out of natural love and affection executed a Deed of Gift in respect of a demarcated area measuring more or less 4 (Four) Cottahs 6 (Six) Chittaks 5 (Five) Square Feet out of his aforesaid entire



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property unto and in favour of his daughter namely Smt. Subhrakana De, and delivered peaceful vacant possession of the same.

The said Deed of Gift was duly registered in the office of the Sub-Registrar at Alipore vide Book No.- I, Volume No.- 408, Pages 8 to 14, Being Deed No.- 2013 for the year 1986.

AND WHEREAS thus by the strength of the aforesaid Deed of Gift said Smt. Subhrakana De, the present Party of the One Part herein became the absolute Owner in respect of **ALL THAT** piece and parcel of demarcated landed property measuring more or less 4 (Four) Cottahs 6 (Six) Chittaks 5 (Five) Square Feet together with a single storied building measuring more or less 800 Square Feet standing thereon situated and lying at Mouza - Paschim Barisha, J.L. No.- 19, under Khatian No.- 1689, corresponding to Dag No.- 559, being Holding No.- 16A, Bhattacharjee Para Road, within the limits of the then South Suburban at present the Kolkata Municipal Corporation (S.S. Unit), and while in enjoyment, occupation and possession of the same duly mutated her name before the Kolkata Municipal Corporation and the said property was re-numbered as Premises No. -271A, Bhattacharjee Para Road, Police Station previously Behala at present Thakurpukur, under Ward No. -125, Kolkata - 700 063, District - South 24 Parganas, which is more fully and particularly described in the **SCHEDULE "A"** hereunder written and hereinafter for the sake of brevity the said property is to be called and referred as the **"SAID PREMISES"** and since then is in absolute occupation, possession and enjoyment of the same without any interruption, obstruction and/or objection in any manner whatsoever by doing all acts of ownership and paying taxes to the concerned authority being free from all sorts of encumbrances, attachments,

P. D. De



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mortgages, liens, property charges, lispendences of whatsoever nature with free and marketable title to transfer the same by any way to anybody.

AND WHEREAS while in enjoyment of the aforesaid property the Owner herein has intended to develop the said **SCHEDULE "A"** property by raising a multi-storied building there upon and was looking for a prospective Developer having enough knowledge about construction and financially steady for the said work.

AND WHEREAS coming to know such intention of the Owner herein the Party of the Other Part/Developer herein approached the Party of the One Part to allow him to construct a proposed multi-storied building after developing the said **SCHEDULE "A"** property at his own costs and expenses and by taking all responsibilities for constructing the said multi-storied building for and on behalf of the Owner herein.

AND WHEREAS the Owner herein being agreed with the said proposal accepted the offer of the Developer herein and entrusted him to construct the said multi-storied building over and upon the said **SCHEDULE "A"** property and accordingly the Owner and the Developer herein entered into a notarized Development Agreement on 28/01/2010 under the terms and conditions as contained therein.

AND WHEREAS simultaneously the Owner herein also executed a General Power of Attorney on 27/01/2010 which was duly registered on 28/01/2010 in



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A.D.S.R. Burela

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favour of the Developer herein, empowering him do all the acts, deeds and things as specifically and clearly mentioned therein.

The said General Power of Attorney was duly registered in the office of the A.D.S.R. Behala and recorded in Book No. -IV, CD Volume No. - 1, Page from 567 to 576, being No. - 00038 for the year 2010.

AND WHEREAS now the Owner herein intended and/or desired to enter into a registered Development Agreement and a registered Development Power of Attorney with said **SRI PARTHA GHOSH** i.e. the Developer herein, in respect of the her property more fully and particularly described in the **SCHEDULE "A"** hereunder written and as such both the Parties herein voluntarily decided to cancel the said notarized Development Agreement and the registered General Power of Attorney and the Owner herein considering the above circumstances and in order to facilitate and proceed with the development work over and above the **SCHEDULE "A"** property, cancelled the notarized Development Agreement and by virtue of a registered Cancellation of General Power of Attorney cancelled the General Power of Attorney, so that there may not arise any complications, hindrances and/or impediments in the present or in future in any manner whatsoever.

Partha Ghosh

The said Cancellation of General Power of Attorney was duly registered in the office of the A.D.S.R. Behala and recorded in Book No. -IV, CD being No. - for the year 2023.



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A.D.S.K. Beldar

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AND WHEREAS now both the Parties herein have jointly entered into this instant Development Agreement under the terms and conditions as mutually agreed and specifically mentioned herein below:

AND WHEREAS before execution of this Development Agreement the Owner has represented and assured the Developer as follows:

i) That the said **SCHEDULE "A"** property is free from all encumbrances, property charges, liens, attachments, mortgages, liabilities, lispendences whatsoever or howsoever and that the same is fully occupied and enjoyed by the Owner herein situated and lying at Premises No. -271A, Bhattacharjee Para Road, Police Station - Thakurpukur, under Ward No. -125, Kolkata - 700 063, District - South 24 Parganas.

ii) That excepting the present Owner herein no one else has any right title interest, claim, demand whatsoever or howsoever into or upon the said **SCHEDULE "A"** property.

iii) That there is no notice of acquisition or requisition received or pending in respect of the said **SCHEDULE "A"** property situated and lying at Premises No. - 271A, Bhattacharjee Para Road, Police Station - Thakurpukur, under Ward No. - 125, Kolkata - 700 063, District - South 24 Parganas, or any portion thereof.

iv) The Owner declares that she has not entered into any kind of Agreement or Development Agreement with any third party or took any advance money for the same in connection with the **SCHEDULE "A"** property prior to execution and



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registration of this instant Development Agreement save and except with the present Developer herein as stated herein above.

v) That the Owner has declared to the Developer that she has a good and marketable title in respect of the said **SCHEDULE "A"** property without any claim, right title interest of any person thereof or therein and the Owner has absolute right to enter into this Development Agreement with the Developer herein and the Owner hereby undertakes to indemnify and keep the Developer indemnified against any or all third party claims, actions and demands whatsoever with regards to the title and ownership of the Owner herein.

vi) The Developer has caused necessary searches and inspection of the said property for investigation of title of the Owner and inspected all its related documents and on being satisfied the Developer has agreed to develop the said property on the terms and conditions as contained hereinafter appearing:

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

Unless in these presents it is repugnant to the subject or context: -

ARTICLE - "I"

(DEFINATIONS)

1. OWNER:

SHALL MEAN SMT. SUBHRAKANA DE, wife of Sri Susanta Kumar De, by faith - Hindu, by nationality - Indian, by occupation - Housewife, residing at - 3A,



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Madhab Lane, Post Office - Bhowanipore, Police Station - Ballygunge, Kolkata - 700 025, and also of - 271A, Bhattacharjee Para Road, Post Office & Police Station - Thakurpukur, Kolkata - 700 063, District - South 24 Parganas, and her heirs, successors, executors, administrators, legal representatives and/or assigns.

2. DEVELOPER:

SHALL MEAN SRI PARTHA GHOSH, son of Late Krishna Das Ghosh, by faith - Hindu, by nationality - Indian, by occupation - Business, having its office & residence at - 337A, Bhattacharjee Para Road, Police Station - Thakurpukur, Kolkata - 700 063, District - South 24 Parganas, and his heirs, executors, administrators, legal representatives and/or assigns.

3. PROPERTY:

SHALL MEAN the property measuring more or less 4 (Four) Cottahs 6 (Six) Chittaks 5 (Five) Square Feet together with a single storied building measuring more or less 800 Square Feet standing thereon situated and lying at Premises No. - 271A, Bhattacharjee Para Road, Police Station - Thakurpukur, under Ward No. -125, Kolkata - 700 063, District - South 24 Parganas, more fully and particularly described in the **SCHEDULE "A"** hereunder written.

4. BUILDING:

SHALL MEAN structure or super structures intended to be constructed upon the said **SCHEDULE "A"** property and shall mean meter room, pump room, open spaces intended for the common enjoyment of the occupants of the said



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proposed multi-storied building including all its easements, appurtenances and appendages attached thereto.

5. BUILDING PLAN:

SHALL MEAN the Plan which shall be prepared by the Developer in the name of the Owner and duly signed by her authorized agent or Attorney and sanction to be obtained by the Developer from the Kolkata Municipal Corporation (S.S. Unit) and shall include modification, revise in accordance with the Building Rules of the Kolkata Municipal Corporation in respect of Developer's Allocation only.

6. COMMON FACILITIES:

SHALL MEAN and include all passages, ways, stair-ways, corridors, lobbies, shafts, rainwater pipes, sewerage and drainage pipe lines, underground sewerage, fittings & fixtures, manhole, pits, galleries, ultimate roof, water connection and pipe lines, overhead and underground reservoirs, motor pumps, fence and boundary wall, courtyard, C.E.S.C. supply line, electric connection and electrical supply to common areas and fittings, fixtures, lift, lift room, boundary wall, garbage, vat, common driveways and other facilities whatsoever required for the establishment of location, enjoyment, provisions, maintenance and management of affairs of the said proposed multi-storied building to be constructed upon the said SCHEDULE "A" property.

7. AREA:

SHALL MEAN and include the built-up constructed area in the said SCHEDULE "A" property.



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8. THE SUPER COVERED AREA OR SUPER COVERED AREA OF AN UNIT:

SHALL MEAN covered area of the unit together with its undivided proportionate share of the adjacent staircase, staircase landings, entrance lobby and stair head room together with undivided proportionate share or interest in the land underneath the said unit.

9. OWNER'S ALLOCATION:

SHALL MEAN fully completed entire First Floor and entire 4th or the Top Floor as per the sanctioned Plan and 1 (One) open Car Parking Space on the Ground Floor, measuring more or less 140 Square Feet, South-West orientation and 1 (One) open space on the Ground Floor, measuring more or less 100 Square Feet, North-West orientation of the proposed multi-storied building to be constructed as per the sanctioned building plan to be approved by Kolkata Municipal Corporation (S.S. Unit), together with the undivided proportionate share of land underneath the said building including the right of common user of the open spaces and all other common facilities, amenities and advantages attached to the said **SCHEDULE "A"** property along with an adjustable sum of Rs. 5,00,000/- (Rupees Five Lakhs) only out of which the Developer had already paid a sum of Rs. 3,00,000/- (Rupees Three Lakhs) only to the Owner herein at the time of execution of the notarized Development Agreement and registered General Power of Attorney and the Developer shall pay the remaining sum of Rs. 2,00,000/- (Rupees Two Lakhs) only to the Owner within 1 (One) month from the date of execution and registration of this instant Development Agreement in lieu of her share in the said property and the Owner shall refund the entire adjustable sum of Rs. 5,00,000/- (Rupees Five



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Lakhs) only without interest to the Developer before taking over possession of the Owner's Allocation in the proposed multi-storied building to be constructed upon the said **SCHEDULE "A"** property. The Owner's Allocation is more fully and particularly described in **SCHEDULE "B"** hereunder written.

10. DEVELOPER'S ALLOCATION:

SHALL MEAN and include except the Owner's Allocation remaining Flats on the Second Floor and Third Floor, Car Parking space/s both open and covered, Shop room/s and other saleable space/s in the said proposed multi-storied building to be constructed as per the sanctioned building Plan including the right of common user of the open spaces and all other common facilities, amenities and advantages together with undivided proportionate share on the land underneath the structure together with absolute right on the part of the Developer to enter into Agreement for Sale, Deed of Conveyance/s and/or transfer, Lease or in any way deal with the same as the absolute Owner thereof in the manner hereinafter provided. The Developer's Allocation is more fully and particularly described in **SCHEDULE "C"** hereunder written.

11. TRANSFEREE:

SHALL MEAN a person, Firm, Limited Company, Association of persons to whom any Unit/space in the said proposed multi-storied building has been transferred.



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A.D.S.R Bena/s

11 MAY 2022

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12. ARCHITECT:

SHALL MEAN such person/s having knowledge of all rules and regulations of Kolkata Municipal Corporation and statutory provisions, who shall be appointed by the Developer for designing and planning of the said proposed multi-storied building also includes supervision during construction of the building, if so appointed by the Developer.

13. TIME:

SHALL MEAN the Developer shall complete the construction of the said proposed multi-storied building within 24 (Twenty Four) months from the date of obtaining the sanctioned building Plan from the Kolkata Municipal Corporation by the Developer or from the date of handing over peaceful vacant possession of the said **SCHEDULE "A"** property by the Owner in favour of the Developer, whichever is later, but in any case the Developer shall complete the entire project i.e. completion of construction of the entire building as per sanctioned Plan with all facilities appurtenant thereto and receipt of the Completion Certificate from the Kolkata Municipal Corporation and delivery of the Owner's Allocation, positively within 30 (Thirty) months from the date of this Development Agreement unless the time period is extended under due written mutual consent.

14. ADVOCATE:

SHALL MEAN and include the Advocate to be appointed by the Developer to represent Developer's matters and the Advocate to be appointed by the Owner to represent Owner's matters.



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A.D.S.R Behal
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15. Words importing singular shall include plural and vice-versa.

ARTICLE - "II"

(OWNER'S TITLE AND DECLARATION)

1. The Owner hereby declares that she has good and absolute right, title and interest to the said property without any claim or any right, title or interest of any other person/s claiming through or under her.
2. The Owner hereby undertakes and assures that the Developer shall be entitled to construct and complete the proposed multi-storied building as agreed between the Parties hereto and to retain and deal with the Developer's Allocation therein without any interference and/or obstruction from the Owner or any one of her legal heirs or successors and/or any other person/s claiming through and under her or in trust for her without invading the right, title and interest of the Owner.

ARTICLE - "III"

(ALLOCATION OF SHARE IN THE CONSTRUCTED BUILDING)

The Owner hereby declares that out of the entire multi-storied building to be constructed as per the sanctioned building Plan she shall be entitled to as more fully and particularly described in the **SCHEDULE "B"** hereunder written including the right of user of all common areas, facilities, amenities, ultimate roof, staircases, lift, lift room and staircase landings together with undivided proportionate share upon the said land.



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ARTICLE - "IV"**(EXPLOITATION AND DEVELOPMENT RIGHTS)**

The Owner hereby grants exclusive rights to the Developer to built upon and accept the said property for the construction of the proposed multi-storied building and the Developer shall be entitled to enter into any contract or agreements with any person/company without encumbering the said **SCHEDULE "A"** property in any manner whatsoever.

ARTICLE - "V"**(DEVELOPER'S RIGHT)**

1. The Owner hereby grants right to the Developer to construct, erect and built the said multi-storied building upon the said **SCHEDULE "A"** property at the said premises in accordance with the Building Plan to be sanctioned by the Kolkata Municipal Corporation (S.S. Unit) with any amendments and/or modifications thereto made or caused to be made by the Developer from the appropriate authority.
2. All applications/plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction or modification of the said sanctioned Plan from the appropriate authorities shall be prepared by the Developer at its own costs and expenses and the Developer shall pay and bear all fees including Architect fees/charges and expenses required to be paid or deposited for sanctioning the Plan of the said premises provided however that the Developer shall be exclusively entitled to all refunds of any or all payments and/or deposit made by the Developer.



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3. Nothing in these presents shall be construed as an assignment of conveyance in law by the Owner of the said premises or any part thereof to the Developer as creating any right, title or interest in respect thereof other than any right, title or interest to commercially exploit the same in terms hereof and to deal with the Developer's Allocation in the newly built multi-storied building in the manner hereinafter stated.

ARTICLE - "VI"

(CONSIDERATION)

1. In consideration of the Owner having agreed to permit the Developer to commercially develop the said premises by constructing, erecting and building a multi-storied building in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation, the Developer has agreed to allocate the Owner's Allocation together with undivided proportionate share of land underneath and in the common parts and facilities as more fully and particularly described in the **SCHEDULE "B"** hereunder written and hereinafter called the **"OWNER'S ALLOCATION"**.
2. The Owner's Allocation shall be constructed, erected and completed with durable and standard materials and shall contain all other amenities which are more fully be fittings with the standard height and area of the said multi-storied building and suitable for residential purpose usually provided for normal residential building of the same standard.
3. The Owner shall not be liable to pay or contribute nor shall the Developer be entitled to call upon the Owner to pay and contribute any amount in the



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construction up to the completion of the proposed multi-storied building and/or in the cost of Owner's Allocation.

ARTICLE - "VII"

(PROCEDURE)

1. The Owner shall grant to the Developer a registered Development Power of Attorney for the purpose of obtaining all necessary permissions and approvals from different authorities in connection with construction of the proposed multi-storied building and also to sign the building plan, affidavit etc. and following up the matter with the Kolkata Municipal Corporation for the purpose of amendment or modification of the said Plan and to represent before the C.E.S.C. and other authorities as shall be required for the said construction work.
2. The Owner may sell and transfer the undivided proportionate share in the land comprised in her portion of the said premises after retaining for herself undivided proportionate share in the land attributable to the said Owner's Allocation in favour of the Developer or its nominee/s in such part/s as the Developer shall require and for the purpose of sale and transfer of the same all costs, charges and expenses incurred in construction and completion of the Owner's Allocation as stated in **SCHEDULE "B"** appended hereto shall be the total consideration and the said total consideration amount shall be apportioned amongst the various Flat Owners in whose favour the Developer shall sell and transfer the undivided proportionate share in the land comprised



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in the said premises and the proper Deed of Conveyance/s will be executed and registered upon payment of the full stamp duty by the intending buyer/s.

3. The Developer shall as constituted Attorney of the Owner entitled to execute Agreement for Sale/s, Deed of Conveyance/s and/or any kind of transfer for and on behalf of the Owner in respect of the Developer's Allocation to any intending buyer/s at its own choice and discretion but any registration of Deed of Conveyance cannot be done before handing over of the Owner's Allocation in full with the completion certificate from the Kolkata Municipal Corporation.

ARTICLE - "VIII"

(POSSESSION AND CONSTRUCTION)

1. It has been agreed by and between the Owner and the Developer that the Developer shall construct, erect and complete the said multi-storied building at the said premises in accordance with the sanctioned building plan.
2. The Owner shall on the date of execution and registration of this instant Development Agreement or shifting to her alternative rented accommodation whichever is later, deliver peaceful vacant khas possession of the said **SCHEDULE "A"** premises in her physical possession in favour of the Developer, without any delay or default in any manner whatsoever.
3. Subject to the Owner performing her part of obligations herein contained and performing and observing all other terms and conditions as are contained herein and on the part of the Owner to be observed and performed, the



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Developer shall complete the entire building after sanctioned building Plan is available or unless prevented by circumstances beyond his control or for any vis-majeure.

4. However, in any case, i.e. except the case of vis-majeure/force majeure, without fault on the part of the Owner, if the Developer fails to complete the entire project i.e. completion of the construction of the entire building as per sanctioned Plan with all facilities appurtenant thereto and receipt of the Completion Certificate from the Kolkata Municipal Corporation and delivery of the Owner's Allocation within 30 (Thirty) months from the date of this Agreement (unless extended under due mutual consent in writing), the Developer shall be under obligation to make payment of a compensation of Rs. 15,000/- (Rupees Fifteen Thousand) only per month or part thereof till full and final compliance.

ARTICLE - "IX"

(BUILDING)

1. The Developer shall be authorized in the name of the Owner in so far as is necessary to apply for and obtain temporary and permanent connection of water, electricity, power, drainage, sewerage and/or gas etc. in the proposed new building and other inputs and facilities required for the construction or enjoyment of the building for which purpose the Owner shall execute in favour of the Developer a registered Development Power of Attorney to do all acts, deeds and other authorities as shall be required by the Developer.



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2. The Developer shall at its own costs and expenses construct and complete the said multi-storied building in accordance with the sanctioned building Plan and/or amendments or modifications thereto.

ARTICLE - "X"

(DEVELOPER'S ALLOCATION)

1. Excepting the Owner's Allocation in the said proposed multi-storied building together with common areas and undivided proportionate share of the land, rest of the areas together with undivided proportionate share of land are the Developer's Allocation.
2. The Developer shall be exclusively entitled to the Developer's Allocation in the said proposed multi-storied building with exclusive right to transfer or otherwise deal with or dispose of the same in any manner whatsoever without any right or claim therein made by the Owner.

ARTICLE - "XI"

(COMMON FACILITIES)

1. As soon as the new multi-storied building at the said premises is completed and made fully and completely habitable for residential purpose, the Developer shall give written notice along with photostate copy of the Completion Certificate from the KMC to the Owner requesting her to take over the Owner's Allocation in the said multi-storied building, then after 15 (Fifteen) days from the date of service of such notice and at all times thereafter the Owner shall be exclusively liable for payment of all municipal taxes and property taxes, rates, duties and



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other out goings and impositions whatsoever (hereinafter for the sake of brevity referred to as the "SAID RATES") payable in respect of Owner's Allocation the said rates to be apportioned in pro-rata with reference to the saleable space in the Developer's Allocation.

2. The Owner and the Developer or any person claiming through them shall punctually and regularly pay for their respective Allocations the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owner and the Developer and both the Parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be.

ARTICLE - "XII"

(COMMON RESTRICTIONS)

The Owner's Allocation in the entire completed multi-storied building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's Allocation in the new multi-storied building intended for the common benefits of all the co-owners of the entire completed building which shall include the following:-

1. The Owner and the Developer or their nominee/s shall not use or permit to use their respective Allocations in the said proposed multi-storied building or any portion thereof for carrying on any obnoxious and immoral trade or activity nor use thereof for any purpose which may cause any nuisance, hazardous to the other occupiers of the new multi-storied building.



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2. No Party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein.
3. Both the Parties shall abide by all law, byelaws, rules & regulations of the Government, local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws, rules & regulations.
4. The respective Allottees shall keep the interior and exterior walls, sewers, drains pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation of the building in good working condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any breach.
5. No goods or other items shall be kept by the Owner and no hindrance shall be caused in any manner in the free movement in the stairways, driveways and other places of common use in the new building.
6. No Party shall throw or accumulate any dirty, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the building or in the compounds, corridors or any other portion of the building.



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ARTICLE - "XIII

RESIDENTIAL APARTMENT SPECIFICATIONS

- a) **STRUCTURE:** R.C.C. frame structure within fill brick (As per Kolkata Municipal Corporation approved Plan).
- b) **ELEVATION:** A unique blend of oriental and modern architecture.
- c) **EXTERNAL FINISH:** Blending of cement base paint and other decorative finish.
- d) **PAINTINGS:** Inside the flat one coat plaster of Paris, M.S. Glazed windows, grills and doors with synthetic enamel painting.
- e) **FLOORING:**
 - (Toilet/Kitchen): Marble.
 - Living /Dining/Bedroom: Marble.
- f) **DOORS:** Wooden door frame of good quality wood and flush door shutter.
- g) **WINDOWS:** M.S. Glaze Windows.
- h) **COOKING PLAT FORM:** Kudappa stone or black granite platform (6 feet long) with glazed tiles up to 2 feet height.
- i) **TOILETS/BATHROOM WALL:** (6 feet): Decorative Ceramic Tiles.
- j) **LIFT:** Shall be provided.
- k) **WATER:** Kolkata Municipal Corporation water will be supplied.
- l) **ELECTRICAL ARRANGEMENT:** 15 points per flat in total and one A.C. point in the master bedroom.

Copper Wire (1) Make: Any ISI Brand

(2) Gauge: .75mm, 1mm, 1.5mm, 2.5mm



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Switch: Anchor Switch (Traditional Piano Type).

N.B:

Brands and materials may be changed as per desire of the Owner and for such changes prior written consent from her end should reach the Developer. The extra expenses for such changes must be paid by the Owner to the Developer in advance as per the bill to be raised by the Developer subject to verification by the Owner.

m) SANITARY ARRANGEMENT:

	Qty	Item	Size Inch	Make
1. Common Bath & W.C	1	European W.C	20"x16"	Reputed brand as per availability
	1	PVC Cistern	Standard	"
	2	Tap	½"	
	1	Overhead Shower	½"	
	1	Wall Mixture	½ "	
2. Dining/Drawing	1	Stand Basin	20" x 16"	
3. Kitchen	1	Steel Sink	20" x 16"	
	2	Tap	½"	

Note: All Ceramic products will be white in colour or of the colour in accordance to the likelihood of the Owner.



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ARTICLE - "XIV"**(OWNER'S OBLIGATIONS)**

1. The Owner hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the said multi-storied building provided the Developer rightly performs his obligations and covenants stipulated hereunder.
2. The Owner agrees and covenant with the Developer not to do any act or deed or things whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the said proposed multi-storied building unless the Developer fails to comply with his obligations hereunder.
3. The Owner hereby agrees and covenants with the Developer not to let out, grant, lease, mortgage and/or charge the Developer's Allocation in the said premises.

ARTICLE - "XV"**(DEVELOPER'S OBLIGATIONS)**

1. The Developer hereby agree and covenant with the Owner to start the construction of the proposed multi-storied building in accordance with the sanctioned building Plan and shall complete the entire construction within 24 (Twenty Four) months from the date of obtaining the sanctioned building Plan from the Kolkata Municipal Corporation or getting peaceful vacant possession



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of the said property whichever is later, but in any case, not later than 30 (Thirty) months from the date of this Agreement.

2. That the Owner shall have no right of objection to the delivery of possession of the Developer's Allocation in the proposed multi-storied building together with the undivided proportionate share in the land other than the Allocations reserved for the Owner, by the Developer to the intending buyer or buyers at the choice of the Developer subject to handover possession of the Owner's Allocation to the Owner first and thereafter the Developer shall deliver possession of the Developer's Allocation in the said multi-storied proposed building in favour of the intending buyer/s, but the Developer shall be entitled to enter into any Agreement/s for Sale with the intending buyer/s of the Developer's Allocations.
3. The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the statutory provisions or rules or regulations or notifications, applications for construction of the said multi-storied building.
4. The Developer hereby agrees and covenants with the Owner not to do any act, deed or thing whereby the Owner is prevented from enjoying, selling, assigning and/or disposing of the Owner's Allocation in the said proposed building at the said premises.
5. Generally construction of the said multi-storied building shall be completed within the period as herein above provided in case of enforcement of any new



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legislation or introduction of new circular or substantial cause, time may be extended on mutual discussions.

ARTICLE - "XVI"

(OWNER'S INDEMNITY)

The Owner hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated portion/s without any interference and/or disturbances from the Owner or any other third party provided the Developer perform and fulfill all the terms, conditions and obligations herein contained.

ARTICLE - "XVII"

(DEVELOPER'S INDEMNITY)

1. The Developer hereby undertakes to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or commission or omission of the Developer in or related to the construction of the said multi-storied building.
2. The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, costs and proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.



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3. If during the course of constructional work of the proposed multi-storied building, any persons or adjacent neighbors takes any action, then in that event, the Developer shall be liable for defending such action/s or proceeding/s and shall also be liable to pay the costs which may become payable in respect of such proceeding/s and for the aforesaid purpose the Developer hereby agrees to indemnify and keep the Owner indemnified at all times against all suits, actions, proceedings, costs, charges and expenses in respect thereof.

ARTICLE - "XVIII"

(MISCELLANEOUS)

1. The Owner and the Developer have entered into this Development Agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the Owner and the Developer and the Parties hereto shall not constitute as an association of persons.
2. Any notice required to be given by the Developer shall without prejudice to any other mode or service available be deemed to have been served on the Owner, if delivered by hand and duly acknowledged or sent by registered post with acknowledgment due and shall likewise be deemed to have been served on the Developer, if delivered by hand or sent by registered post to the registered office of the Developer at its recorded address.
3. The Developer and the Owner shall mutually frame scheme under the existing statutory rules, regulations and customs for the management and



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administration of the said building/s and/or common parts thereof. The Owner and the Developer hereby agree to abide by all the rules and regulations of such association/organization and hereby give their consent to abide by the same.

4. The Owner undertakes to clear all outstanding taxes up to date before execution and registration of this instant Development Agreement.
5. All debris shall belong to the Developer.
6. The Owner shall not create any type of obstruction to the Developer's ingress and egress to the said **SCHEDULE "A"** property as and when necessary from the very date of handing over the peaceful vacant possession of the said **SCHEDULE "A"** property in favour of the Developer for demolishing the existing structure till the date of completion and/or handing over the respective Flat/s, Car Parking Space/s both open and covered, Shop room/s and other saleable spaces to the intending buyer's of the Developer's Allocation.
7. Both the Parties hereby agree that if the project is not completed within the aforesaid stipulated period due to any unforeseen reasons in that event the Owner shall extend a further period of 6 (Six) months by mutual consent of both the Parties herein.
8. In the event of death of any of the Parties to this Development Agreement during subsistence of this Development Agreement then all the terms and



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conditions of this Development Agreement shall be operative and binding upon the legal heirs and representatives of both the Parties.

ARTICLE - "XIX"

(FORCE MAJURE CLAUSE)

The Parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligation prevented by the existence of force majeure and shall be suspended from the obligation during duration of the force majeure. Force Majeure shall mean earthquake, lockdown, tempest, flood or act of God.

SCHEDULE "A" ABOVE REFERED TO

(DESCRIPTION OF THE ENTIRE PROPERTY)

ALL THAT piece and parcel of demarcated landed property measuring 4 (Four) Cottahs 6 (Six) Chittaks 5 (Five) Square Feet be the same a little more or less together with a single storied building measuring more or less 800 Square Feet standing thereon situated and lying at Mouza - Paschim Barisha, J.L. No. - 19, under Khatian No. - 1689, corresponding to Dag No. - 559, previously known as Holding No. - 16A, Bhattacharjee Para Road, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), being Premises No. - 271A, Bhattacharjee Para Road, Police Station - Thakurpukur, under Ward No. -125, Kolkata - 700 063, Assessee No. -411250303857, A.D.S.R. Office - Behala, D.S.R. Office - Alipore, District - South 24 Parganas, **TOGETHER WITH** all



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easement rights, facilities, amenities attached thereto which is butted and bounded by:

ON THE NORTH : Premises No. -271, Bhattacharjee Para Road.

ON THE SOUTH : 23 Feet wide K.M.C Road.

ON THE EAST : Premises No. -131/1, Bhattacharjee Para Road.

ON THE WEST : 10 Feet wide K.M.C Road.

SCHEDULE "B" ABOVE REFERRED TO
(OWNER'S ALLOCATION)

SHALL MEAN fully completed entire First Floor and entire 4th or the Top Floor as per the sanctioned Plan and 1 (One) open Car Parking Space on the Ground Floor, measuring more or less 140 Square Feet, South-West orientation and 1 (One) open space on the Ground Floor, measuring more or less 100 Square Feet, North-West orientation of the proposed multi-storied building to be constructed as per the sanctioned building plan to be approved by Kolkata Municipal Corporation (S.S. Unit), together with the undivided proportionate share of land underneath the said building including the right of common user of the open spaces and all other common facilities, amenities and advantages attached to the said **SCHEDULE "A"** property along with an adjustable sum of Rs. 5,00,000/- (Rupees Five Lakhs) only out of which the Developer had already paid a sum of Rs. 3,00,000/- (Rupees Three Lakhs) only to the Owner



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herein at the time of execution of the notarized Development Agreement and registered General Power of Attorney and the Developer shall pay the remaining sum of Rs. 2,00,000/- (Rupees Two Lakhs) only to the Owner within 1 (One) month from the date of execution and registration of this instant Development Agreement and the Owner shall refund the entire adjustable sum of Rs. 5,00,000/- (Rupees Five Lakhs) only without interest to the Developer before taking over possession of the Owner's Allocation in the proposed multi-storied building to be constructed upon the said **SCHEDULE "A"** in lieu of her share in the said land.

SCHEDULE "C" ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

SHALL MEAN and include except the Owner's Allocation remaining Flats on the Second Floor and Third Floor, Car Parking space/s both open and covered, Shop room/s and other saleable space/s in the said proposed multi-storied building to be constructed as per the sanctioned building Plan including the right of common user of the open spaces and all other common facilities, amenities and advantages together with undivided proportionate share on the land underneath the structure together with absolute right on the part of the Developer to enter into Agreement for Sale, Deed of Conveyance/s and/or transfer, Lease or in any way deal with the same as the absolute Owner thereof.



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A.L. Senapati
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IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata in the presence of:-

WITNESSES:

1. *Susanta Kumar De*
3A, Madhab Lane, Kolkata - 700025

2. *Jayoti Podder*
Advocate
Alipore Judges Court
Kolkata - 700027

Susanta Kumar De

SIGNATURE OF THE OWNER

PARTHA GHOSH

Partha Ghosh
ENGINEER DEVELOPER

SIGNATURE OF THE DEVELOPER

Drafted by me as per documents
supplied by the Parties:-

Mithun Sen

Advocate

Alipore Judges' Court, Kolkata - 700 027.

Computerized Typed by:

A. Sen



Handwritten text in Devanagari script, likely a signature or note.



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MEMO OF CONSIDERATION

RECEIVED on and from the within-named **DEVELOPER** the within-mentioned sum of Rs. 3,00,000/- (Rupees Three Lakhs) only as part payment in the manner as mentioned in the Memo below:-

MEMO

- | | |
|--|-----------------|
| 1. Paid by A/C Payee Cheque being No. -271883 dated
05/02/2011 drawn on HDFC Bank | Rs. 1,00,000.00 |
| 2. Paid by A/C Payee Cheque | Rs. 2,00,000.00 |

.....
TOTAL: - Rs. 3,00,000.00

Rupees Three Lakhs only

SIGNED, SEALED AND DELIVERED

by the Parties at Kolkata in the presence of:

WITNESSES:

1. *Susanta Kumar De*

2. *Jayati Podder*
Advocate

PARTHA GHOSH

Partha Ghosh

ENGINEER DEVELOPER

.....
SIGNATURE OF THE OWNER



A.D.S.R Behala
11 MAY 2022
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SPECIMEN FORM FOR TEN FINGER PRINTS



NAME

<i>Subramaniam</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



NAME

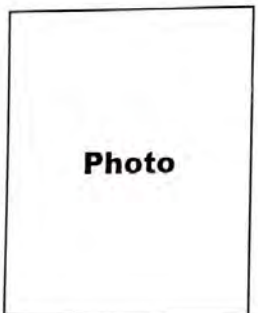
<i>Partho Choudhary</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Photo

	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

NAME



Photo

	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

NAME

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11 MAY 2021
Dist.- South 24 Pgs.



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

Query No / Year	2001080671/2023	Office where deed will be registered
Query Date	29/04/2023 6:30:51 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	MITHUN DAS ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL. PIN - 700027, Mobile No. : 9830189873, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 3,00,000/-]	
Set Forth value	Market Value	
Rs. 10,01,000/-	Rs. 52,72,501/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,021/- (Article:48(g))	Rs. 3,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bhattacharya Para Road, , Premises No: 271A, , Ward No: 125, Pin Code : 700063

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 6 Chatak 5 Sq Ft	10,00,000/-	47,32,501/-	Width of Approach Road: 23 Ft.,
Grand Total :				7.2302Dec	10,00,000 /-	47,32,501 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1,000/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total : 800 sq ft			1,000 /-	5,40,000 /-	



Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SUBHRAKANA DE Wife of SUSANTA KUMAR DE, 3A, MADHAB LANE, City:- , P.O:- BHOWANIPORE, P.S:-Ballygunge Circular, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AMxxxxxx3B, Aadhaar No.: 27xxxxxxxx1111, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	PARTHA GHOSH Son of Late KRISHNA DAS GHOSH, 337A, BHATTACHARJEE PARA ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx0L, Aadhaar No.: 86xxxxxxxx6443, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
SIDHARTHA GANGULY Son of Late SAMBHU NATH GANGULY 20/4, DAKSHIN PARA ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of SUBHRAKANA DE, PARTHA GHOSH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SUBHRAKANA DE	PARTHA GHOSH-7.23021 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SUBHRAKANA DE	PARTHA GHOSH-800 Sq Ft

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411250303857 Premises No. : 271A Ward No. : 125 Street Name : BHATTACHARJEE PARA ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SMT. SUBHRAKANA DE Owner Address : 54/1, MALANGA LANE , OPPOSITE-HIND CINEMA , KOLKATA Pin No. : 700012	Character of Premises: Constructed Building Total Area of Land: 4 Cottah, 6 Chatak, 5 SqFeet,

Note:



Query No: 2001080671 of 2023, Printed On : Apr 29 2023 6:30PM, Generated from wbregistration.gov.in

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 29-05-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 29-05-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



060520232004265707

GRIPS Payment Detail

GRIPS Payment ID:	060520232004265707	Payment Init. Date:	06/05/2023 16:50:37
Total Amount:	9942	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2196741287237	BRN Date:	06/05/2023 16:50:58
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Miss JAYOTI PODDER
Mobile:	9831146619

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240042657088	Directorate of Registration & Stamp Revenue	9942
Total			9942

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.

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



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



192023240042657088

GRN Details

GRN:	192023240042657088	Payment Mode:	SBI Epay
GRN Date:	06/05/2023 16:50:37	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2196741287237	BRN Date:	06/05/2023 16:50:58
Gateway Ref ID:	IGAPNXBKA8	Method:	State Bank of India NB
GRIPS Payment ID:	060520232004265707	Payment Init. Date:	06/05/2023 16:50:37
Payment Status:	Successful	Payment Ref. No:	2001080671/3/2023
			[Query No/*/Query Year]

Depositor Details

Depositor's Name:	Miss JAYOTI PODDER
Address:	86/12, K.K ROY CHOWDHURY ROAD, KOLKATA - 700008
Mobile:	9831146619
Period From (dd/mm/yyyy):	06/05/2023
Period To (dd/mm/yyyy):	06/05/2023
Payment Ref ID:	2001080671/3/2023
Dept Ref ID/DRN:	2001080671/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001080671/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2001080671/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	3021
Total				9942

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.