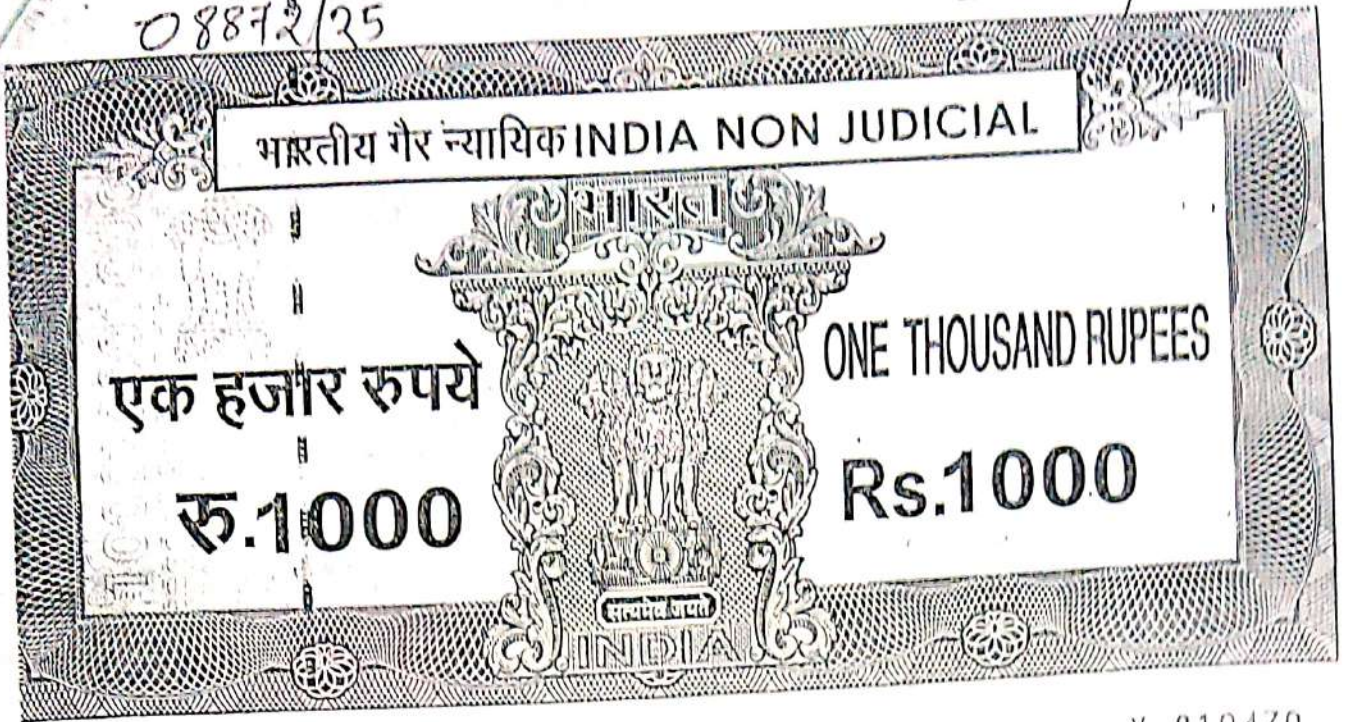


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Certified that the document is duly  
Registered. The signature sheets and the  
endorsement sheet attached with the  
document are the part of this document.

District Sub-Registrar-II  
Alipore, South 24-Parganas

16 JUN 2025

### DEVELOPMENT AGREEMENT

THIS INDENTURE made on this the 16<sup>th</sup> day of June, 2025,

Contd/P2

**BETWEEN 1) SRI RATAN LOHA (PAN ACBPL0901G) (AADHAAR No. 3697 2735 2255)**, son of Late Haripada Loha, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 37/1A, S. N. Roy Road, P.O. Sahapur, P.S. Behala, Kolkata- 700038, District- South 24 Parganas and 2) **SRI DIPAK KAR (PAN AEYPK6279H) (AADHAAR No. 9307 6840 3142)**, son of Late Kshirod Kar, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Haripada Chatterjee Road, Krishnanagar- 1, P.O. Krishnanagar, Police Station- Kotwali, Pincode- 741101, District- Nadia, hereinafter jointly called and referred to as the **LANDOWNERS/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their respective legal heirs, successors, administrators, executors, legal representatives and assigns) of the **FIRST PART**.

**AND**

**"M/S. SREE CONSTRUCTION" (PAN AEAFS3629F)**, a Partnership Firm, having its Office Address at 0308, S. N. Roy Road, P.O. Sahapur, P.S. Behala, Kolkata- 700038, District- South 24 Parganas, represented by its Partners namely 1) **SRI RATAN LOHA (PAN ACBPL0901G) (AADHAAR No. 3697 2735 2255)**, son of Late Haripada Loha, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 37/1A, S. N. Roy Road, P.O. Sahapur, P.S. Behala, Kolkata- 700038, District- South 24 Parganas and 2) **SRI DIPAK KAR (PAN AEYPK6279H) (AADHAAR No. 9307 6840 3142)**, son of Late Kshirod Kar, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Haripada Chatterjee Road, Krishnanagar- 1, P.O. Krishnanagar, Police Station- Kotwali, Pincode-



741101, District- Nadia, hereinafter called and referred to as the **BUILDER/DEVELOPER/SECOND PARTY** (which term or expression be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART.**

**WHEREAS** the land measuring an area 1 (One) Bigha 8 (Eight) Cottahs 14 (Fourteen) Chittacks be the same a little more or less together with Pucca Structure along with Pond and its Bank, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, R.S. Dag No. 3350, R.S. Khatian Nos. 5846, 5843, 7293 and 7296, within the limits of previously the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 132, Police Station- previously Behala now Parnasree, District- previously 24 Parganas now South 24 Parganas, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas, were jointly seized and possessed by i) Sri Pritimoy Mukherjee, ii) Sri Santimoy Mukherjee, iii) Sri Birendra Nath Mukherjee, iv) Smt. Nila Mukherjee, v) Sri Harendra Nath Mukherjee, vi) Smt. Nandarani Banerjee and vii) Smt. Triptimoy Banerjee.

**AND WHEREAS** thereafter by virtue of a Registered Deed of Partition dated 21<sup>st</sup> day of January, 1982, registered at the Office of A.D.S.R. Alipore, 24 Parganas and duly recorded in Book No. 1, Volume No. 22, Pages from 274 to 288, Being No. 569 for the year 1982, made between the said i) Sri Pritimoy Mukherjee, ii) Sri Santimoy Mukherjee, iii) Sri Birendra Nath Mukherjee, iv) Smt. Nila Mukherjee, v) Sri Harendra Nath Mukherjee, vi) Smt. Nandarani Banerjee and vii) Smt. Triptimoy Banerjee, the said Sri

Pritimoy Mukherjee had been allotted **ALL THAT** piece and parcel of Bastu land measuring an area 6 (Six) Cottahs 5 (Five) Chittacks, being Plot No. A, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, R.S. Dag No. 3350, R.S. Khatian Nos. 5846, 5843, 7293 and 7296, within the limits of previously the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 132, Police Station- previously Behala now Parnasree, District- previously 24 Parganas now South 24 Parganas, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas.

**AND WHEREAS** thereafter the said Sri Pritimoy Mukherjee seized and possessed the same as absolute owner thereof and mutated his name in the Assessment Records of the then South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit), Ward No. 132 and the said property known and numbered as of Municipal Premises No. 33, Banerjee Para Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata- 700060, District- previously 24 Parganas now South 24 Parganas and then the said Sri Pritimoy Mukherjee by dint of a Sanction Plan vide No. 22696 dated 21.02.1983 duly sanctioned by the Calcutta Municipal Corporation, had constructed a Two Storied Building thereon measuring the total covered area more or less 2032 sq.ft. and was enjoying the same by payment of rates and taxes to the Appropriate Authorities.

**AND WHEREAS** while seized and possessed the said property the said Sri Pritimoy Mukherjee, by dint of a Registered Indenture Of Conveyance dated



11<sup>th</sup> day of April, 1994, had sold, conveyed, transferred and assured **ALL THAT** piece and parcel of demarcated Bastu land measuring an area 1 (One) Chittack 35 (Thirty Five) sq.ft. more or less out of his said property, being Plot No. A, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, R.S. Dag No. 3350, R.S. Khatian Nos. 5846, 5843, 7293 and 7296, being Municipal Premises No. 33, Banerjee Para Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 132, A.D.S.R. Behala, South 24 Parganas, in favour of one i) Sri Soumitra Banerjee and another ii) Smt. Manju Banerjee, at a valuable consideration mentioned therein and the said Indenture Of Conveyance duly registered at the Office of A.D.S.R. Behala, South 24 Parganas and duly recorded in Book No. 1, Volume No. 35, Pages from 285 to 292, Being No. 1760 for the year 1994.

**AND WHEREAS** by dint of another Registered Indenture Of Conveyance dated 15<sup>th</sup> day of December, 2006, the said Sri Pritimoy Mukherjee, had sold, conveyed, transferred and assured **ALL THAT** piece and parcel of demarcated Bastu land measuring an area 3 (Three) Chittacks 5 (Five) sq.ft. more or less out of his said remaining property, being Plot No. A, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, R.S. Dag No. 3350, R.S. Khatian Nos. 5846, 5843, 7293 and 7296, being Municipal Premises No. 33, Banerjee Para Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the

Kolkata Municipal Corporation (S.S. Unit) under Ward No. 132, A.D.S.R. Behala, South 24 Parganas, in favour of one Smt. Jyostna Jana, at a valuable consideration mentioned therein and the said Indenture Of Conveyance duly registered at the Office of A.D.S.R. Behala, South 24 Parganas and duly recorded in Book No. 1, CD Volume No. 18, Pages from 5369 to 5390, Being No. 07073 for the year 2008.

**AND WHEREAS** after execution of the said two Deed of Conveyance dated 11<sup>th</sup> day of April, 1994 and 15<sup>th</sup> day of December, 2006, the said Sri Pritimoy Mukherjee retained the remaining **ALL THAT** piece and parcel of demarcated Bastu land measuring an area 6 (Six) Cottahs more or less along with a Two Storied Building standing thereon, being Plot No. A, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, R.S. Dag No. 3350, R.S. Khatian Nos. 5846, 5843, 7293 and 7296, being Municipal Premises No. 33, Banerjee Para Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 132, A.D.S.R. Behala, South 24 Parganas.

**AND WHEREAS** while seized and possessed the said property, the said Sri Pritimoy Mukherjee, by dint of a Registered Deed Of Gift dated 9<sup>th</sup> day of May, 2008, had gifted, transferred and assured **ALL THAT** piece and parcel of Bastu land measuring an area 6 (Six) Cottahs more or less along with a Two Storied Building measuring total covered area more or less 2032 sq.ft. standing thereon, being Plot No. A, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346,



R.S. Dag No. 3350, R.S. Khatian Nos. 5846, 5843, 7293 and 7296, being Municipal Premises No. 33, Banerjee Para Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 132, A.D.S.R. Behala, South 24 Parganas, in favour of his son namely Sri Arup Mukherjee and the said Deed Of Gift duly registered at the Office of D.S.R.- II at Alipore, South 24 Parganas and duly recorded in Book No. 1, CD Volume No. 3, Pages from 1029 to 1043, Being No. 00849 for the year 2009.

**AND WHEREAS** thereafter the said Sri Arup Mukherjee became the Owner of the said **ALL THAT** piece and parcel of Bastu land measuring an area 6 (Six) Cottahs more or less along with a Two Storied Building measuring 1016 sq.ft. more or less each on the Ground Floor and on the First Floor respectively and in aggregating measuring 2032 sq.ft. more or less standing thereon, being Plot No. A, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, R.S. Dag No. 3350, R.S. Khatian Nos. 5846, 5843, 7293 and 7296, being Municipal Premises No. 33, Banerjee Para Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 132, A.D.S.R. Behala, South 24 Parganas.

**AND WHEREAS** while seized and possessed the said property, the said Sri Arup Mukherjee, by dint of a Registered Indenture Of Conveyance dated 9<sup>th</sup> day of August, 2021, had sold, conveyed, transferred and assured **ALL THAT** piece and parcel of Bastu land measuring an area 6 (Six) Cottahs

more or less along with a Two Storied Building measuring 1016 sq.ft. more or less each on the Ground Floor and on the First Floor respectively and in aggregating measuring 2032 sq.ft. more or less standing thereon, being Plot No. A, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, R.S. Dag No. 3350, R.S. Khatian Nos. 5846, 5843, 7293 and 7296, being Municipal Premises No. 33, Banerjee Para Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit) under Ward No. 132, A.D.S.R. Behala, South 24 Parganas, in favour of i) Smt. Subi Banik, ii) Sri Sourav Banik, iii) Sri Soumen Banik and iv) Sri Pritam Dhar and the said Indenture Of Conveyance duly registered at the Office of A.D.S.R. Behala, South 24 Parganas and duly recorded in Book No. 1, Volume No. 1607-2021, Pages from 322166 to 322219, Being No. 160708819 for the year 2021.

**AND WHEREAS** the said i) Smt. Subi Banik, ii) Sri Sourav Banik, iii) Sri Soumen Banik and iv) Sri Pritam Dhar, became the absolute joint Owners of the said property and had been possessing the same by mutating their names jointly in the Assessment Records of the Kolkata Municipal Corporation (S.S. Unit) and the said property being known and numbered as of Municipal Premises No. 33A, Banerjee Para Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 132 vide Assessee No. 41-132-03-0033-6, A.D.S.R. Behala, South 24 Parganas and



paying taxes regularly thereto and had been enjoying the same without any interruption whatsoever.

**AND WHEREAS** while seized and possessed the said property, the said i) Smt. Subi Banik, ii) Sri Sourav Banik, iii) Sri Soumen Banik and iv) Sri Pritam Dhar, by dint of a Registered Deed Of Conveyance dated 29<sup>th</sup> day of April, 2024, had sold, conveyed, transferred and assured **ALL THAT** piece and parcel of Bastu land measuring an area 6 (Six) Cottahs more or less along with a Two Storied Building measuring 1016 sq.ft. more or less each on the Ground Floor and on the First Floor respectively and in aggregating measuring 2032 sq.ft. more or less standing thereon, being Plot No. A, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, R.S. Dag No. 3350, R.S. Khatian Nos. 5846, 5843, 7293 and 7296, being Municipal Premises No. 33A, Banerjee Para Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 132 vide Assessee No. 41-132-03-0033-6, A.D.S.R. Behala, South 24 Parganas, in favour of the Landowners herein and the said Deed Of Conveyance duly registered at the Office of D.S.R.- II at Alipore, South 24 Parganas and duly recorded in Book No. 1, Volume No. 1602-2024, Pages from 201209 to 201234, Being No. 160206120 for the year 2024.

**AND WHEREAS** the Landowners herein become the absolute joint Owners of the said property and have been possessing the same by mutating their names jointly in the Assessment Records of the Kolkata Municipal Corporation (S.S. Unit) and the said property being known and numbered as

of Municipal Premises No. 33A, Banerjee Para Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 132 vide Assessee No. 41-132-03-0033-6, A.D.S.R. Behala, South 24 Parganas and paying taxes regularly thereto and have been enjoying the same without any interruption whatsoever.

**AND WHEREAS** with a view to develop the Schedule property and erect a Ground Plus Four Storied Building with Lift facility thereon the Owners invited the Developer herein to undertake the charge of such development and/or constructional work over the land as described in the Schedule below, free from all encumbrances.

**AND WHEREAS** the Developer herein, who has earned sufficient goodwill in the field of development of the land and construction of the building, being agreed with the said proposal of Owners and agreed to undertake the charge of such Constructional work and/or development works of the land as described in the First Schedule below.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-**

**ARTICLE - I**

**DEFINITIONS**

**OWNERS : 1) SRI RATAN LOHA (PAN ACBPL0901G) (AADHAAR No. 3697 2735 2255), son of Late Haripada Loha, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 37/1A, S. N. Roy Road, P.O. Sahapur, P.S. Behala, Kolkata- 700038, District- South 24 Parganas and 2) SRI DIPAK KAR (PAN AEYPK6279H) (AADHAAR No. 9307 6840 3142),**



son of Late Kshirod Kar, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Haripada Chatterjee Road, Krishnanagar- 1, P.O. Krishnanagar, Police Station- Kotwali, Pincode- 741101, District- Nadia, shall mean their legal heirs, successors, executors, legal representatives and assigns, as the case may be.

**DEVELOPER: "M/S. SREE CONSTRUCTION" (PAN AEAFFS3629F)**, a Partnership Firm, having its Office Address at 0308, S. N. Roy Road, P.O. Sahapur, P.S. Behala, Kolkata- 700038, District- South 24 Parganas, represented by its Partners namely 1) **SRI RATAN LOHA (PAN ACBPL0901G) (AADHAAR No. 3697 2735 2255)**, son of Late Haripada Loha, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 37/1A, S. N. Roy Road, P.O. Sahapur, P.S. Behala, Kolkata- 700038, District- South 24 Parganas and 2) **SRI DIPAK KAR (PAN AEYPK6279H) (AADHAAR No. 9307 6840 3142)**, son of Late Kshirod Kar, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Haripada Chatterjee Road, Krishnanagar- 1, P.O. Krishnanagar, Police Station- Kotwali, Pincode- 741101, District- Nadia, shall mean its' successors in Office and assigns as the case may be.

**SAID PROPERTY :** Shall mean **ALL THAT** piece and parcel of Bastu land measuring an area 6 (Six) Cottahs more or less along with a Two Storied Building measuring 1016 sq.ft. more or less each on the Ground Floor and on the First Floor respectively and in aggregating measuring 2032 sq.ft. more or less standing thereon, being Plot No. A, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate

Touzi No. 346, R.S. Dag No. 3350, R.S. Khatian Nos. 5846, 5843, 7293 and 7296, being Municipal Premises No. 33A, Banerjee Para Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 132 vide Assessee No. 41-132-03-0033-6, A.D.S.R. Behala, South 24 Parganas, being as described in the First Schedule below.

**PROPOSED BUILDING MEANS:** The proposed Ground Plus Four Storied Building with Lift facility to be constructed over the land as described in the Schedule below.

**COMMON AREAS:** shall mean the passage, ways, stair ways, staircase, the ultimate roof, gates, common lavatory, all rainwater pipes, sewerage, fittings, manhole, pit, gullies, Kolkata Municipal Corporation filtered water connection and the pipe lines, water pump and over head Tank, underground water reservoir, boundary wall, court yard, electric connection, electric supply to common areas and facilities, electric fixtures, in the common areas, main switch, electric meter room, Security Room on the Ground Floor, Common Toilet on the Ground Floor, Lift and Lift Room and other facilities which will be provided by the Developer from time to time, the particulars of such common areas are more clearly written in **FOURTH SCHEDULE** hereunder.

**OWNERS' ALLOCATION:**

- 1) The Landowners shall have to be allotted jointly 1 (One) No. of self-contained residential 3 BHK Flat being No. 1A measuring more or less 1005 sq.ft. built up area which is equivalent to 1256 sq.ft. super built up area more or less on the First Floor, Northern Side, in a complete and in a habitable condition of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share



in the land of the said premises including proportionate share of the roof of the proposed Building.

2) The Landowners shall have to be allotted jointly 1 (One) No. of self-contained residential 3 BHK Flat being No. 4A measuring more or less 1005 sq.ft. built up area which is equivalent to 1256 sq.ft. super built up area more or less on the Fourth Floor, Northern Side, in a complete and in a habitable condition of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.

3) The Landowners shall have to be allotted jointly 1 (One) No. of Car Parking Space being No. 6 measuring more or less 135 sq.ft. on the Ground Floor of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises.

4) The Landowners shall have to be allotted jointly 1 (One) No. of Car Parking Space being No. 7 measuring more or less 135 sq.ft. on the Ground Floor of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises.

**DEVELOPER'S ALLOCATION:** Shall mean the remaining saleable Area in the proposed Ground Plus Four Storied Building with Lift facility as per Building Plan that will be sanctioned by the Kolkata Municipal Corporation authority other than the Allocation of the Owners as specifically written above in "Owners' Allocation" along with undivided proportionate share of right and interest in the First Schedule land together with all common facilities, benefits, amenities, easements on the First Schedule land and the said proposed building to be constructed on **ALL THAT** piece and parcel of Bastu land measuring an area 6 (Six) Cottahs more or less along with a Two Storied Building measuring 1016 sq.ft. more or less each on the Ground Floor and on the First Floor respectively and in aggregating measuring 2032 sq.ft. more or less standing thereon, being Plot No. A, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, R.S. Dag No. 3350, R.S. Khatian Nos. 5846, 5843, 7293 and 7296, being Municipal Premises No. 33A, Banerjee Para Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 132 vide Assessee No. 41-132-03-0033-6, A.D.S.R. Behala, South 24 Parganas, more fully and particularly described in the First Schedule written hereunder.



**ARTICLE - II**  
**COMMENCEMENT**

The date of commencement of the building work shall be reckoned with effect from the date of obtaining Sanctioned Plan from the Kolkata Municipal Corporation or vacant possession of the property whichever is later in respect of the proposed construction on the First Schedule land and the work shall be completed within **36 (Thirty Six) months** thereof always subject to bonafide force majeure circumstances beyond the control of the Developer. Time is the essence of this contract and the Landowners shall vacate the premises only after obtaining Sanction Plan from Kolkata Municipal Corporation.

**ARTICLE - III**  
**OWNERS' RIGHT AND REPRESENTATIONS**

The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring an area 6 (Six) Cottahs more or less along with a Two Storied Building measuring 1016 sq.ft. more or less each on the Ground Floor and on the First Floor respectively and in aggregating measuring 2032 sq.ft. more or less standing thereon, being Plot No. A, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, R.S. Dag No. 3350, R.S. Khatian Nos. 5846, 5843, 7293 and 7296, being Municipal Premises No. 33A, Banerjee Para Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 132 vide Assessee No. 41-132-03-0033-6, A.D.S.R. Behala, South 24 Parganas, more fully and particularly described in the First Schedule written hereunder or any portion thereof and the said Property is free from all sorts of encumbrances, liens, lis pendense and charges. Moreover, the Landowners till this day have not entered into any Agreement for Sale or Joint Venture Agreement with any Third Party in respect of the said

property. The said premises is free from all encumbrances, charges, liens, lis pendense, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.

If any defect in Title shall be found or if anybody shall dispute the Title of the Landowners in respect of the said premises or any suit or action or proceeding shall be initiated regarding the Title of the Landowners in respect of the said premises, then and in that event, it shall be the responsibility of the Landowners to defend such suits, proceedings, or actions at their own costs and the Landowners hereby further agree to keep the Developer indemnified against all actions, suit, proceedings and cost, charges and expenses in respect thereof. The Landowners have every right to raise any objection or taking any step at any point of time if there is any violation of clauses of this Agreement.

#### **ARTICLE - IV** **DEVELOPER'S RIGHT**

The Landowners hereby grant right to the Developer to construct, erect and build the proposed Ground Plus Four Storied Building with Lift facility as per Sanctioned Building Plan.

#### **ARTICLE - V** **CONSTRUCTION**

In consideration of the Landowners having agreed to permit the Developer to commercially exploit the said premises by constructing, erecting and building i.e. building in accordance with the sanctioned plan as may be required by the Developer, the Developer has agreed to provide the Owners' Allocation in full. The said Owners' Allocation along with the entire building shall be constructed and completed with good and standard materials which they must mention to "Owners" and the said building should be a decent building and shall contain all amenities which are normally provided for a decent building for residential purpose. The Landowners shall not be liable to pay or contribute nor shall the Developer be entitled to call upon the Landowners to pay and contribute any amount in the construction and completion of the building and/or the said Landowners' Allocation.

#### **ARTICLE - VI** **PROCEDURE**

The Landowners shall grant to the Developer and/or their nominated person or persons a Registered Development Power of Attorney as may be required for the purpose of obtaining all necessary permissions and approvals from the different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority for the purpose of selling the share of land for the self-contained



Flats of the Developer's Allocation to their nominated person or persons at the rate to be fixed by the Developer.

By virtue thereof the Developer shall sell and transfer the undivided proportionate share in the land underneath the building comprising in the portion of the Developer's allocation after handing over and making over the said Owners' Allocation with their satisfaction with the possession letter and letter of acceptance. The Developer shall execute the necessary Deed of Sale as Constituted Attorney of the Owners in respect of the Developer's Allocation as aforesaid at the absolute exclusion of any claim, demand, objection, interference and intervention of the Landowners on any account and under any circumstances whatsoever.

The Developer shall spend all the money for all necessary permission for the said construction. Subsequent to that of making the plan by the Architect and sanctioned by the Kolkata Municipal Corporation, the Developer shall undertake the construction work in the said premises. The Developer shall undertake the said construction by the standard materials and the specification of materials as given in the Schedule hereunder and the Landowners shall not raise any objection or obstruction or method of construction and the Landowners shall not do anything by which the Developer may be restrained from doing or completing the constructional work of the said building in the said premises.

All the men and machinery and materials will be supplied by the Developer at their costs and expenses.

All the branded quality of electrical goods, sewerage goods, water pipe line, bricks, sands, irons, windows, doors, stone chips and all other materials in relation to construction will be supplied by the Developer at its' own costs and the Landowners can not raise any objection for the same. All costs will be borne by the Developer regarding construction. The particular of such specification of construction are more clearly written in Fifth Schedule hereunder.

That the supervision of the construction of building will be undertaken by the Developer and the Landowners shall not raise any objection, save in case of violation of any of the Clauses of this Development Agreement. All negotiations for the necessary permissions for the construction of the building and also for electric connection, water connection, and sewerage system will be done by the Developer.

That the Developer shall negotiate the terms and conditions with the intending Purchaser(s) for the Flat(s) of the Developer's allocation and shall receive the entire consideration money from the intending Purchasers of the said flat (s) and shall discharge money receipt for the same. It is the absolute discretion of the Developer that the Developer shall nominate and/or select the intending Purchasers for the Developer allocation in the said premises and the Owners shall not be liable for any act done by the Developer and the Developer exclusively shall be liable for the same.



The Landowners shall grant a Development Power of Attorney to the Developer appointing him as their Attorney to negotiate with terms and conditions with the intending Purchaser/s, to collect consideration either in part or in full in respect of the Developer's allocation to admit and effect registration and to do all acts, deeds and things as found necessary for transferring the Developer allocated portion.

The Developer shall use in the said construction the standard and approved quality of materials as specified herein. The Developer shall remain obliged to hand over to the Landowners a copy of the Sanctioned Building Plan before commencement of the construction work. Original deeds or documents or records in respect of the said premises shall be handed over to the Developer by the Owners as and when required. No Adjustment on the Landowners' Allocation shall be allowed on any account whatsoever. Land at the said premises approximately measuring 6 (Six) Cottahs be the same a little more or less and if it appears that the area of the land deviates a little more or less, the Landowners shall not allow any adjustment of Landowners' Allocation on such account.

#### **ARTICLE - VII** **POSSESION AND CONSTRUCTION**

It has been agreed between the Landowners and the Developer that the construction, erection and completion of the said building shall be completed within 36 (Thirty Six) months from the date of the sanction of the Plan.

That the Owners shall be entitled to transfer or otherwise deal with the Owners' Allocation or portion thereof at the sole discretion of the Owners. The Developer has exclusive right to transfer the Developer's Allocation portion to the nominated persons of the Developer.

It is expressly agreed and declared that the Developer shall be entitled to Developer's Allocation in the said building after possession is made over to the Owners of the Owners' allocated portion constructed by the Developer. The construction of the Owners' Allocation shall be done by the Developer for and on behalf of and on account of the Owners and the Developer shall only be acting as Developer on behalf of the Owners.

The Developer shall be entitled to sell the Developer's Allocation as hereinabove mentioned together with the undivided proportionate share in the land and shall be entitled to deal with or dispose of the Developer's Allocation at the said new constructed Building.

The Landowners shall co-operate with the Developer in obtaining quotas, entitlements and other allocation of or for cement, steel, bricks, and other building material for construction of the said new building for construction of the said new building and obtaining temporary and permanent connection of water (filtered and unfiltered) electricity and possible separate drainage, sewerage and gas etc. for the said building. All costs, charges and



expense including architect's fees shall be paid, discharged and borne by the Developer and the Owners shall have not liability in this context.

#### **ARTICLE - VIII** **BUILDING**

The Developer shall be authorized in the name of the Owners in so far as is necessary to apply for quotas of or for cement, steel, bricks, and other building materials allocable to the Owners for the construction for and obtain temporary and permanent connection of water, electricity, power, drainage, sewerage and/or gas to the portion of new building and other inputs and facilities required for the construction or enjoyment of a portion of the building for which purpose, the Owners shall execute in favour of the Developer a Development Power of Attorney and other authorization as shall be required by the Developer.

The Developer shall at it's own costs and expenses and without creating any financial or other liabilities of the Owners construct and complete the said building and various units/flats and/or apartments thereto and/or modification shall be made in the Landowners' Allocation with the consent of the Landowners in writing.

#### **ARTICLE - IX**

##### **NOTICE OF POSSESSION & PAYMENT OF TAXES**

1. After completion of the work as per the plan, the Developer shall issue a letter to the Landowners at their respective address before the delivery of possession. On receipt of the said letter, the Landowners shall take possession of the Owners' Allocation being free from all encumbrances and the Developer as a Constituted Attorney of the Owners shall execute Deed of Conveyance in respect of the Developer's Allocation to the respective intending purchaser (s) duly nominated by the Developer.
2. The Developer shall be liable to pay the taxes from the date of taking possession of the schedule below property till completion of the building and after taking possession and fulfillment of Owners' Allocation, the Owners shall pay proportionate share of taxes for allotted portion's taxes on proportionate share basis from the date of possession of the said allocated portion.

#### **ARTICLE - X**

##### **DUTIES & OBLIGATIONS AND/OR REGISTRATION**

1. Both the Landowners and the Developer shall abide by all laws, regulations, bye-laws, and rules and regulations imposed by the Government local bodies and as the case may be and shall attend answer

and be responsible for any deviation and/or breach of any laws, bye-laws and rules and regulations.

2. The Landowners and the Developer shall keep the interior walls of their allocation clean and harmless including sewer drains pipes and other fittings comprised therein.

3. Simultaneously with execution hereof the Owners shall hand over the custody of the First Schedule premises to the Developer for the purpose of, in connection with and in relation to the proposed construction work.

#### **ARTICLE - XI** **OWNERS' INDEMNITY**

The Landowners hereby agree that the Developer shall be entitled to the Developer's Allocation as aforesaid and shall enjoy the said allocation without any interference and/or disturbance provided that the Developer perform and fulfill all the terms and conditions herein.

#### **ARTICLE - XII** **DEVELOPER'S INDEMNITY**

The Developer hereby agrees to keep the Landowners indemnified against all Third party claims and actions arising out of any act or admission or omission of the Developer.

The Developer hereby undertakes to keep the Landowners indemnified, against all actions, suit, costs, proceedings, and claims that may arise out of the constructions of the said proposed building.

#### **ARTICLE - XIII** **DEFINITIONS**

1) **THE LAND** shall mean and include, the land fully described in the **FIRST SCHEDULE** hereunder written.

2) **'THE BUILDING'** shall mean the Ground Plus Three Storied Building with Lift facility comprising the Flats, Car Parking Spaces, Shops and other Spaces, which is constructed as per aforesaid sanctioned plan.

3) **'THE UNIT'** shall mean the Flats in the building including all fittings and fixtures therein and or thereto.

4a) **'THE CARPET AREA'** shall mean the inner wall to inner wall of the Flat.

4b) **'THE COVERED AREA'** shall mean the entire constructed areas (inside and outside) under the roof including the proportionate share of stair and landing.

5) **'THE SUPER BUILT UP AREA'** shall according to its context means the Covered Area of the flat plus the proportionate share of common



portions and areas as defined herein in respect of the said flat and appurtenances thereto this proportionate share has been calculated 25% of the Covered Area, irrespective of actual measurement of the proportionate share of the common portions and areas being more or less.

6) **'THE COMMON AREAS'** shall mean the common portions comprised in the building as are outside and beyond the exclusive areas of a unit.

7) **'PROPORTIONATE SHARE'** shall mean the Owners' and the intending Purchasers' share in the land and the common areas and faculties and such share from the all common rights and liabilities including common profits and common expenses and payment of taxes if any dues of Kolkata Municipal Corporation, of the unit.

8) **'THE COMMON EXPENSES'** shall mean the expenses incurred for the common purpose.

9) **'THE CO-OWNERS'** shall mean all persons who owned or to own any unit or units, including the Owners herein.

10) **'THE PLAN'** shall mean the plan approved and sanctioned by the Kolkata Municipal Corporation for the building at Municipal Premises No. 33A, Banerjee Para Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata-700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 132 vide Assessee No. 41-132-03-0033-6, A.D.S.R. Behala, South 24 Parganas, in the name of the OWNERS herein and at the cost of the Developer.

11) **'COMMON PURPOSES'** shall mean and include the purpose of upkeep, management, maintenance, administration and protection of the common areas and common portion and the purposes of regulating actual rights and liabilities of the co-owners for the comfortable peaceful and beneficial use, occupation and enjoyment of the co-owners of their respective units and all other purposes or matters in which the co-owners shall have common interest relating to the land and the building.

#### **ARTICLE - XIV** **MISCELLANEOUS**

1. The Landowners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to

construe as Partnership between the parties hereto in any manner nor shall the parties hereto constituted as an Association of person.

2. It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and may need of the Owners and various applications and other documents may be required to be signed or made by the Owners which specified provision may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and the Owners shall execute all such additional applications and other documents as same may be provided that all such acts, deeds and things do not in any way infringe on the right of the Owners and/or against the spirit of this Agreement.
3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand and duly acknowledged or sent by prepaid registered post with A/D and shall likewise be deemed to have been served on the Developer if delivered or sent by prepaid registered post to the Developer at the recorded address.
4. The Developer and the Owners shall mutually frame scheme for the management and administration of the said building and/or common parts therein.
5. The Developer shall pay all Kolkata Municipal Corporation, taxes in respect of the schedule below property and also electricity charges to be paid in respect of Owners' allocated portion from the date of taking over possession of the Schedule below property till the date of completion of the building and handing over possession of the same to the Owners.
6. That the Developer shall bear all expenses for obtaining Income Tax clearance certificate under Section 230(A) of the Income Tax Act, 1962 in respect of the Developer's allocation and any liability (s) or any such taxes arisen and payable under the Income Tax Act, 1962, the Developer shall bear all such liabilities at his own costs and expenses.
7. The intending Purchasers, Flat Owners, Developer/s and the Landowners shall not do any such thing for which the mutation in respect of



the respective Flat is obstructed or objected by the Kolkata Municipal Corporation or any concerning authority.

8. That the Developer cannot amalgamate the said property with any other adjacent properties and also the Developer cannot make any extra construction on the roof of the said proposed Ground Plus Three Storied Building with Lift facility.

9. That the Landowners shall liable to pay Goods and Service Tax and any other Taxes as and when imposed by any Government either State or Central, as applicable for the Unit wholly as per Owners' allocation.

10. That it has been decided by and between both the Parties that all the Original Papers of the said property shall be handed over by the First Part to the Second Part at the time of signing of this presents.

#### **ARTICLE- XV**

##### **FORCE MAJEURE CLAUSE**

The Landowners and the Developer hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the respective obligations prevented by the existence of bona-fide force majeure shall be suspended during duration of the force majeure.

#### **ARTICLE XVI**

##### **JURISDICTION**

The Court of District 24 Parganas (S) and Calcutta High Court having jurisdiction shall entertain, try and determine all actions suits and proceedings arising out of these presents by and between the parties hereto. There will be no Arbitration proceedings.

#### **THE FIRST SCHEDULE OF THE PROPERTY**

##### **DESCRIPTION OF THE LAND**

**ALL THAT** piece and parcel of Bastu land measuring an area 6 (Six) Cottahs more or less along with a Two Storied Building measuring 1016 sq.ft. more or less each on the Ground Floor and on the First Floor respectively and in aggregating measuring 2032 sq.ft. more or less standing thereon, all are **cemented flooring**, being Plot No. A, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, R.S. Dag No. 3350, R.S. Khatian Nos. 5846,

5843, 7293 and 7296, being Municipal Premises No. 33A, Banerjee Para Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District-South 24 Parganas, **at Zone- Banamali Naskar Road to On wards**, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 132 vide Assessee No. 41-132-03-0033-6, A.D.S.R. Behala, South 24 Parganas, which is butted and bounded in the manner following:-

- ON THE NORTH** : By Property of Shanti Mukherjee and Others;
- ON THE SOUTH** : By Drain and 9'- 00" wide Common Passage;
- ON THE EAST** : By 16'- 00" wide K.M.C. Road;
- ON THE WEST** : By Property of Pradip Kumar Banerjee and Others;

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(OWNERS' ALLOCATION)**

1) The Landowners shall have to be allotted jointly 1 (One) No. of self-contained residential 3 BHK Flat being No. 1A measuring more or less 1005 sq.ft. built up area which is equivalent to 1256 sq.ft. super built up area more or less on the First Floor, Northern Side, in a complete and in a habitable condition of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.

2) The Landowners shall have to be allotted jointly 1 (One) No. of self-contained residential 3 BHK Flat being No. 4A measuring more or less 1005 sq.ft. built up area which is equivalent to 1256 sq.ft. super built up area



more or less on the Fourth Floor, Northern Side, in a complete and in a habitable condition of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.

3) The Landowners shall have to be allotted jointly 1 (One) No. of Car Parking Space being No. 6 measuring more or less 135 sq.ft. on the Ground Floor of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises.

4) The Landowners shall have to be allotted jointly 1 (One) No. of Car Parking Space being No. 7 measuring more or less 135 sq.ft. on the Ground Floor of the proposed Ground Plus Four Storied Building with Lift facility, with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

**DEVELOPER'S ALLOCATION:** Shall mean the remaining saleable Area in the proposed Ground Plus Four Storied Building with Lift facility as per Building Plan that will be sanctioned by the Kolkata Municipal Corporation authority other than the Allocation of the Owners as specifically written above in "Owners' Allocation" along with undivided proportionate share of right and interest in the First Schedule land together with all common facilities, benefits, amenities, easements on the First Schedule land and the said proposed building to be constructed on **ALL THAT** piece and parcel of Bastu land measuring an area 6 (Six) Cottahs more or less along with a Two Storied Building measuring 1016 sq.ft. more or less each on the Ground Floor and on the First Floor respectively and in aggregating measuring 2032 sq.ft. more or less standing thereon, being Plot No. A, lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, R.S. Dag No. 3350, R.S. Khatian Nos. 5846, 5843, 7293 and 7296, being Municipal Premises No. 33A, Banerjee Para Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 132 vide Assessee No. 41-132-03-0033-6, A.D.S.R.



Behala, South 24 Parganas, more fully and particularly described in the First Schedule written herein above.

#### THE FOURTH SCHEDULE

##### (COMMON AREAS)

- a. The land on which the building is located, all easement and quasi-easements rights, dominant heritage etc. belonging to land and building.
- b. The foundation columns, griders, supports main wall, lobbies, stair, staircase, ways, entrance and exists of the building.
- c. The easements and wards.
- d. Installation of common services such as powers, lights, water, sewerage etc.
- e. Tanks pump, meters, compressors, pipes and tubes and general apparatus and installations existing for common use and passage and paths etc.
- f. All other parts of this property necessary for convenient to the existence, maintenance and safety of the building and common enjoyment or normally in common use.
- g. Boundary walls.
- h. Electric meter, Lift, Lift Room and switches fixed in the common areas.
- i. Ultimate roof of the Building.

#### THE FIFTH SCHEDULE (SPECIFICATION OF CONSTRUCTION)

1. **R.C.C. Work:** reinforcement: for column, beams, slab, etc. as per drawing, concrete with stone chips gravies, medium course of sand, cement and rod with ISI Mark.

2. **Brick-work:** Brick work outer wall 8"- inner wall 5" as and when necessary.
3. **Plaster work:** any wall plaster (inside or outside) and any ceiling plaster would be with cement/sand.
4. **Putty work.**
5. **Floor work:** Cast in (2'X2') Tiles to all floor 3" height skirting to all rooms.
6. Cooking platform made by the black stone with 3' height glaze tiles.
7. Wall of bath rooms casted with glaze tiles with of 6' height.
8. Door frame should be with Ply wood according to the door size.
9. Door 1'-0" thick of commercial flush door finished with wood primer on main door and necessary fittings.
10. **Windows:** Steel windows fitted with M.S. Aluminium sliding with iron stay and handle covered with glass (white) properly painted with primer.
11. **Water supply:** main source of water would be stored on to the overhead reservoir. Water should be supplied to each flat from the overhead tank. Main waterline, from overhead reservoir through pump by supreme polythene pipe of standard make all connections between overhead reservoirs to each flat.
12. **Sanitary and Plumbing:** Septic and tank would be as per Building Plan specification. It would be connected with the main sewerage system of the Kolkata Municipal Corporation (underground). All soil pipe would be of 4" dia properly fixed with the wall and connected with the septic tank.
13. **Basin and Sink:** One basin would be provided at the dining space white colors with all fittings.
14. **Bath room:** Indian/English type all would be open (connected) with cistern. All porcelain material would be of commercial make and white colors. One bathroom will be provided with hot and cold mixture line.
15. **Electric:** Excluding bulb, tube, fan exhaust fan, etc. Owners would not spend for meter deposit, service charge and/or any expenses towards CESC and the wire should be of I.S.I. marked.
16. **Common points:** Nos. Of common point for main gate, passage surroundings the building, pump, stair, and gate (copper wire with fittings).



17. **Bed Room:** Light Point, fan points, power points at Board (15 Amp) at bed side (copper wire with fittings).

18. **Drawing/Dining:** Light point, fan point, power points (15 Amp) at board (30) power point for television and fridge (copper with fittings).

19. **Bath room:** Light point, power point (15 Amp) at Board, (copper wire with fittings)

20. **Kitchen:** Light point, power point (15 Amp) at Board.

21. **Balcony:** Light point (Copper wire with fittings).

**MAIN GATE:** One M.S. sheet Gate or grill gate with locking arrangements.

**PAINTING:** Exterior portion of the building would be finished with snowcon paint (standard make 1/3, 2 coats with proper up riling of water, interior wall would be plaster of Putty).

**EXTRA WORK:-** All the expenses regarding extra work will be borne by the Landowners and the Cost for installation of the Electric Meter will be borne by the Landowners and that said amount will be payable by the Landowners to the Developer.

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hand and seal on the day month and year first above written.

**SIGNED & DELIVERED**

By the **LANDOWNERS**

In presence of:

1. Manish Adhikary  
31, M.P.D. Road  
Behula, K-1-6

2. Malay Bai  
Begula  
K-1-141

*Sipankun*  
Ratau Loha

SIGNATURE OF THE LANDOWNERS

**SIGNED, SEALED & DELIVERED**

By the **BUILDER/DEVELOPER/**  
**ATTORNEY** in presence of:

1. Manish Adhikary  
31, M.P.D. Road  
Behula, K-1-6

2. Malay Bai  
Begula  
K-1-141

SREE CONSTRUCTION SREE CONSTRUCTION

*Sipankun* Ratau Loha  
Partner

SIGNATURE OF THE  
BUILDER/DEVELOPER












Drafted and Prepared by me:

*Avishek Guha*

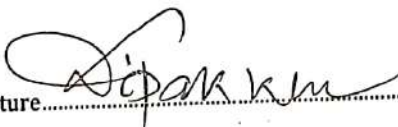
**AVISHEK GUHA**  
**ADVOCATE**  
**HIGH COURT, CALCUTTA.**












AVISHEK GUHA  
Advocate  
High Court, Calcutta  
130/A, Sagar Manna Road,  
Panersree, Kolkata - 700060  
Enrolment No. WB/206/2011



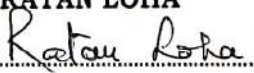
		Thumb	1st finger	middle finger	ring finger	small
finger 	left hand					
	right hand					

Name. SRI DIPAK KAR

Signature.....

	left hand					
	right hand					

Name. SRI RATAN LOHA

Signature.....



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



192025260109343758

GRN Details

GRN: 192025260109343758 Payment Mode: SBI Epay  
GRN Date: 14/06/2025 11:50:51 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 2839321212029 BRN Date: 14/06/2025 11:51:14  
Gateway Ref ID: IGASYAWSY5 Method: State Bank of India NB  
GRIPS Payment ID: 140620252010934374 Payment Init. Date: 14/06/2025 11:50:51  
Payment Status: Successful Payment Ref. No: 2001648051/1/2025  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr AVISHEK GUHA  
Address: HIGH COURT, CALCUTTA, KOLKATA- 700001.  
Mobile: 9831225973  
EMAIL: guha\_avishek@yahoo.com  
Period From (dd/mm/yyyy): 14/06/2025  
Period To (dd/mm/yyyy): 14/06/2025  
Payment Ref ID: 2001648051/1/2025  
Dept Ref ID/DRN: 2001648051/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001648051/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	19020
2	2001648051/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				19041

IN WORDS: NINETEEN THOUSAND FORTY ONE ONLY.

PAID





**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 19,020/-


Description of Stamp

1. Stamp: Type: Impressed, Serial no 810430, Amount: Rs.1,000.00/-, Date of Purchase: 30/05/2025, Vendor name: SAMIRAN DAS

Description of Online Payment using Government Receipt Portal System (GRIPS). Finance Department, Govt. of WB

Online on 14/06/2025 11:51AM with Govt. Ref. No: 192025260109343758 on 14-06-2025, Amount Rs: 19,020/-,

Bank: SBI EPay ( SBlePay), Ref. No. 2839321212029 on 14-06-2025, Head of Account 0030-02-103-003-02

  
Suman Basu  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 16-06-2025

**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 12:29 hrs on 16-06-2025, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr RATAN LOHA , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,35,23,998/-

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

Execution is admitted on 16/06/2025 by 1. Mr RATAN LOHA, Son of Late HARIPADA LOHA, 37/1A, Road: S. N. Roy Road, , P.O: SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 2. Mr DIPAK KAR, Son of Late KSHIROD KAR, HARIPADA CHATTERJEE ROAD, KRISHNANAGAR- 1, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Business

Indetified by Mr MANISH ADHIKARY, , Son of Mr BARINDRA KUMAR ADHIKARY, 31, Road: Maharani Indira Devi Road, , P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

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

Execution is admitted on 16-06-2025 by Mr RATAN LOHA, PARTNER, SREE CONSTRUCTION (Partnership Firm), 0308, S. N. Roy Road, City:- Not Specified, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Indetified by Mr MANISH ADHIKARY, , Son of Mr BARINDRA KUMAR ADHIKARY, 31, Road: Maharani Indira Devi Road, , P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

Execution is admitted on 16-06-2025 by Mr DIPAK KAR, PARTNER, SREE CONSTRUCTION (Partnership Firm), 0308, S. N. Roy Road, City:- Not Specified, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Indetified by Mr MANISH ADHIKARY, , Son of Mr BARINDRA KUMAR ADHIKARY, 31, Road: Maharani Indira Devi Road, , P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service



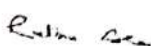


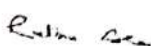


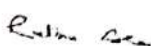


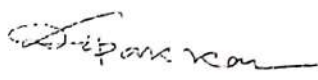


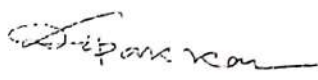


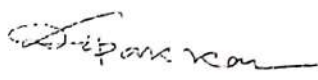
**Payment of Fees**

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 14/06/2025 11:51AM with Govt. Ref. No: 192025260109343758 on 14-06-2025, Amount Rs: 21/-, Bank: SBI  
EPay ( SBlePay), Ref. No. 2839321212029 on 14-06-2025, Head of Account 0030-03-104-001-16



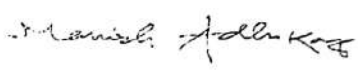




# Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr RATAN LOHA</b>            Son of Late HARIKADA LOHA            Date of Execution - 16/06/2025, , Admitted by: Self, Date of Admission: 16/06/2025, Place of Admission of, Execution: Office         </td> <td>             Jun 16 2025 12:44PM         </td> <td>             Captured            LTI 16/06/2025         </td> <td>             16/06/2025         </td> </tr> </tbody> </table> <p>37/1A, S. N. Roy Road, City:- Not Specified, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: ACxxxxxx1G, Aadhaar No: 36xxxxxxxx2255 Status : Representative, Representative of : SREE CONSTRUCTION (as PARTNER)</p>	Name	Photo	Finger Print	Signature	<b>Mr RATAN LOHA</b> Son of Late HARIKADA LOHA Date of Execution - 16/06/2025, , Admitted by: Self, Date of Admission: 16/06/2025, Place of Admission of, Execution: Office	 Jun 16 2025 12:44PM	 Captured LTI 16/06/2025	 16/06/2025
Name	Photo	Finger Print	Signature						
<b>Mr RATAN LOHA</b> Son of Late HARIKADA LOHA Date of Execution - 16/06/2025, , Admitted by: Self, Date of Admission: 16/06/2025, Place of Admission of, Execution: Office	 Jun 16 2025 12:44PM	 Captured LTI 16/06/2025	 16/06/2025						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr DIPAK KAR</b>            Son of Late KSHIROD KAR            Date of Execution - 16/06/2025, , Admitted by: Self, Date of Admission: 16/06/2025, Place of Admission of Execution: Office         </td> <td>             Jun 16 2025 12:43PM         </td> <td>             Captured            LTI 16/06/2025         </td> <td>             16/06/2025         </td> </tr> </tbody> </table> <p>HARIKADA CHATTERJEE ROAD, KRISHNANAGAR- 1, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: AExxxxxx9H, Aadhaar No: 93xxxxxxxx3142 Status : Representative, Representative of : SREE CONSTRUCTION (as PARTNER)</p>	Name	Photo	Finger Print	Signature	<b>Mr DIPAK KAR</b> Son of Late KSHIROD KAR Date of Execution - 16/06/2025, , Admitted by: Self, Date of Admission: 16/06/2025, Place of Admission of Execution: Office	 Jun 16 2025 12:43PM	 Captured LTI 16/06/2025	 16/06/2025
Name	Photo	Finger Print	Signature						
<b>Mr DIPAK KAR</b> Son of Late KSHIROD KAR Date of Execution - 16/06/2025, , Admitted by: Self, Date of Admission: 16/06/2025, Place of Admission of Execution: Office	 Jun 16 2025 12:43PM	 Captured LTI 16/06/2025	 16/06/2025						

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr MANISH ADHIKARY</b> Son of Mr BARINDRA KUMAR ADHIKARY 31, Maharani Indira Devi Road, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	 16/06/2025	 Captured 16/06/2025	 16/06/2025

Identifier Of Mr RATAN LOHA, Mr DIPAK KAR, Mr RATAN LOHA, Mr DIPAK KAR

## Transfer of property for L1



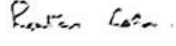


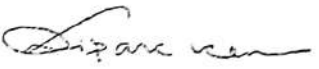
SI.No	From	To. with area (Name-Area)
1	Mr RATAN LOHA	SREE CONSTRUCTION-4.95 Dec
2	Mr DIPAK KAR	SREE CONSTRUCTION-4.95 Dec

## Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr RATAN LOHA	SREE CONSTRUCTION-1016.00000000 Sq Ft
2	Mr DIPAK KAR	SREE CONSTRUCTION-1016.00000000 Sq Ft



Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr RATAN LOHA</b> <b>(Presentant)</b> Son of Late HARIPADA LOHA Executed by: Self, Date of Execution: 16/06/2025 , Admitted by: Self, Date of Admission: 16/06/2025 ,Place : Office	<b>Photo</b>  16/06/2025	<b>Finger Print</b>  Captured LTI 16/06/2025	<b>Signature</b>  16/06/2025
37/1A, S. N. Roy Road, City:- Not Specified, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: ACxxxxxx1G, Aadhaar No: 36xxxxxxxx2255, Status :Individual, Executed by: Self, Date of Execution: 16/06/2025 , Admitted by: Self, Date of Admission: 16/06/2025 ,Place : Office				
2	<b>Name</b> <b>Mr DIPAK KAR</b> Son of Late KSHIROD KAR Executed by: Self, Date of Execution: 16/06/2025 , Admitted by: Self, Date of Admission: 16/06/2025 ,Place : Office	<b>Photo</b>  16/06/2025	<b>Finger Print</b>  Captured LTI 16/06/2025	<b>Signature</b>  16/06/2025
HARIPADA CHATTERJEE ROAD, KRISHNANAGAR- 1, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AExxxxxx9H, Aadhaar No: 93xxxxxxxx3142, Status :Individual, Executed by: Self, Date of Execution: 16/06/2025 , Admitted by: Self, Date of Admission: 16/06/2025 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SREE CONSTRUCTION</b> 0308, S. N. Roy Road, City:- Not Specified, P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AExxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

### Major Information of the Deed

Deed No :	I-1602-08704/2025	Date of Registration	16/06/2025
Query No / Year	1602-2001648051/2025	Office where deed is registered	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas
Query Date	12/06/2025 9:45:15 PM		
Applicant Name, Address & Other Details	Avishek Guha High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831225973, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Rs. 15,00,000/-		
Stampduty Paid(SD)	Rs. 20,020/- (Article:48(g))		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banerjee Para Road(Behala), Road Zone : (Banamali Naskar Road – On wards) , Premises No: 33A , Ward No: 132 Pin Code : 700060

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	6 Katha	10,00,000/-	1,19,99,998/-	Width of Approach Road: 16 Ft.,
Grand Total :				9.9Dec	10,00,000 /-	119,99,998 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2032 Sq Ft.	5,00,000/-	15,24,000/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 1016 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1016 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2032 sq ft	5,00,000 /-	15,24,000 /-	

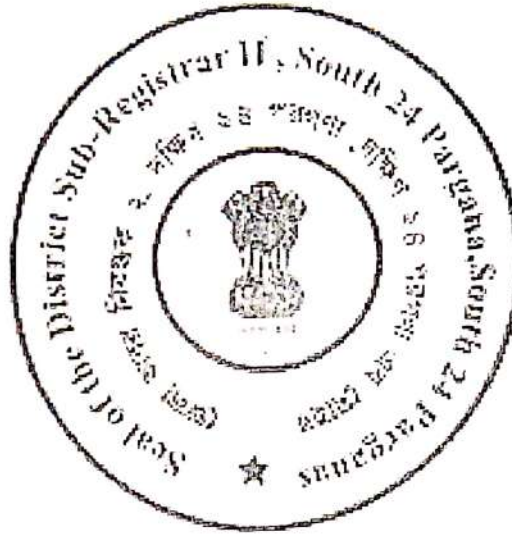


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 369339 to 369380

being No 160208704 for the year 2025.



*Suman*

Digitally signed by SUMAN BASU  
Date: 2025.06.19 11:20:48 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 19/06/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.