

11028/22

D. 11036/2022



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

H 054543

H 054543

12:49 PM
8/8

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

Add. District Sub-Registrar
Behala, South 24 Parganas

8 AUG 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 8th day of August Two Thousand Twenty Two (2022)

BETWEEN

22/2398939/22

Major Information of the Deed

Deed No. :	I-1607-11036/2022	Date of Registration	08/08/2022
Query No./Year	1607-2002398939/2022	Office where deed is registered	
Query Date	08/08/2022 7:55:02 PM	A.D.S.R. BEHALA, District South 24-Parganas	1155
Applicant Name, Address & Other Details	SANJOY DAS Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980228683, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 78,66,248/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :



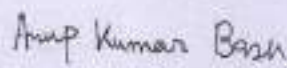


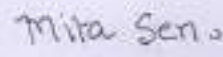


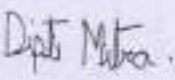
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr. Akshay Pal Road, Road Zone : (D H Road -- Fakirpara Road more) , Premises No: 166, , Ward No: 128 Pin Code : 700034









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 6 Chatak 29 Sq Ft	1/-	78,39,248/-	Width of Approach Road: 12 Ft.,
Grand Total :				10.5852Dec	1/-	78,39,248 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	27,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Anup Kumar Basu Son of Late Sisir Kumar Basu Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office	 08/08/2022	 LTI 08/08/2022	Signature  08/08/2022
	85, Dr. A.K. Paul Road, City:- , P.O:- Behala, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aexxxxxx9I, Aadhaar No: 88xxxxxxxx3861, Status :Individual, Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office			
2	Name Mrs Mita Sen Wife of Tamal Sen Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office	 08/08/2022	 LTI 08/08/2022	Signature  08/08/2022
	67/2C, Jadu Nath Mukherjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cxxxxxxx6b, Aadhaar No: 69xxxxxxxx3090, Status :Individual, Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office			
3	Name Mrs Dipti Mitra Wife of Pradip Kumar Mitra Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office	 08/08/2022	 LTI 08/08/2022	Signature  08/08/2022
	540, Rabindra Sarani, Baghbazar, City:- , P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, We: Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bdxxxxxx6c, Aadhaar No: 75xxxxxxxx3425, Status :Individual, Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office			



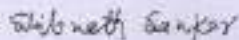


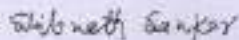


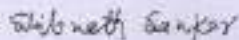









4	Name	Photo	Finger Print	Signature
	Mrs Sumita Basu Wife of Late Asish Basu Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office			Sumita Basu.
	08/08/2022	LTI 08/08/2022	08/08/2022	
85, Dr. A. K. Paul Road, City:- , P.O:- Behala, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: awxxxxxx6e, Aadhaar No: 83xxxxxxxx2275, Status :Individual, Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mrs Anita Basu Wife of Mr Kumal Mitra Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office			Anita Basu.
	08/08/2022	LTI 08/08/2022	08/08/2022	
85, Dr. A.K. Paul Road, City:- , P.O:- Behala, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: axxxxxxx6f, Aadhaar No: 87xxxxxxxx1502, Status :Individual, Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Mrs Subhra Basu Wife of Late Ajay Kumar Basu Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office			Subhra Basu.
	08/08/2022	LTI 08/08/2022	08/08/2022	
Aditya Mensation Sukumat Roy Road, Subhash Pally, Siliguri, City:- , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bkxxxxxx6g, Aadhaar No: 96xxxxxxxx9967, Status :Individual, Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	Miss Ananya Basu Daughter of Late Ajay Kumar Basu Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office			Ananya Basu.
	08/08/2022	LTI 08/08/2022	08/08/2022	



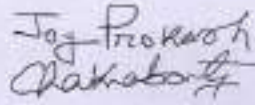
Aditya Mensation Sukumar Roy Road, Subhash Pally, Siliguri, City:- , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: dpxxxxxx9k, Aadhaar No: 74xxxxxxxx0498, Status :Individual, Executed by: Self, Date of Execution: 08/08/2022 , Admitted by: Self, Date of Admission: 08/08/2022 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	JSS DEVELOPER 92, Fakir Para Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: AAxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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> Mr Shibnath Sarkar Son of Late Santosh Kumar Sarkar Date of Execution - 08/08/2022, , Admitted by: Self, Date of Admission: 08/08/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Aug 8 2022 1:11PM</td> <td>LTI</td> <td>08/08/2022</td> <td>08/08/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Shibnath Sarkar Son of Late Santosh Kumar Sarkar Date of Execution - 08/08/2022, , Admitted by: Self, Date of Admission: 08/08/2022, Place of Admission of Execution: Office				Aug 8 2022 1:11PM	LTI	08/08/2022	08/08/2022	197/174/2, Becharam Chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: byxxxxxx4r, Aadhaar No: 34xxxxxxxx3171 Status : Representative, Representative of : JSS DEVELOPER (as partner)		
Name	Photo	Finger Print	Signature													
Mr Shibnath Sarkar Son of Late Santosh Kumar Sarkar Date of Execution - 08/08/2022, , Admitted by: Self, Date of Admission: 08/08/2022, Place of Admission of Execution: Office																
Aug 8 2022 1:11PM	LTI	08/08/2022	08/08/2022													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Tarun Kanti Ghosh Son of Late Bimal Chandra Ghosh Date of Execution - 08/08/2022, , Admitted by: Self, Date of Admission: 08/08/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Aug 8 2022 1:11PM</td> <td>LTI</td> <td>08/08/2022</td> <td>08/08/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Tarun Kanti Ghosh Son of Late Bimal Chandra Ghosh Date of Execution - 08/08/2022, , Admitted by: Self, Date of Admission: 08/08/2022, Place of Admission of Execution: Office				Aug 8 2022 1:11PM	LTI	08/08/2022	08/08/2022	131/3/1, Bocharam Chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bfxxxxxx6p, Aadhaar No: 76xxxxxxxx3728 Status : Representative, Representative of : JSS DEVELOPER (as partner)		
Name	Photo	Finger Print	Signature													
Mr Tarun Kanti Ghosh Son of Late Bimal Chandra Ghosh Date of Execution - 08/08/2022, , Admitted by: Self, Date of Admission: 08/08/2022, Place of Admission of Execution: Office																
Aug 8 2022 1:11PM	LTI	08/08/2022	08/08/2022													

Name	Photo	Finger Print	Signature
Mr Joy Prakash Chakraborty (Presentant) Son of Mr Dilip Chakraborty Date of Execution - 08/08/2022, , Admitted by: Self, Date of Admission: 08/08/2022, Place of Admission of Execution: Office			
	Aug 8 2022 1:12PM	L11 08/08/2022	08/08/2022
546, Talpukur Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: alxxxxxx7c, Aadhaar No: 70xxxxxxxx6893 Status : Representative, Representative of : JSS DEVELOPER (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tamal Sen Son of Late Hemendu Bikash Sen 67/2C, Jadu Nath Mukherjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034			
	08/08/2022	08/08/2022	08/08/2022
Identifier Of Mr Anup Kumar Basu, Mrs Mita Sen, Mrs Dipti Mitra, Mrs Sumita Basu, Mrs Anita Basu, Mrs Subhra Basu, Miss Ananya Basu, Mr Shibnath Sarkar, Mr Tarun Kanti Ghosh, Mr Joy Prakash Chakraborty			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Anup Kumar Basu	JSS DEVELOPER-1.51217 Dec
2	Mrs Mita Sen	JSS DEVELOPER-1.51217 Dec
3	Mrs Dipti Mitra	JSS DEVELOPER-1.51217 Dec
4	Mrs Sumita Basu	JSS DEVELOPER-1.51217 Dec
5	Mrs Anita Basu	JSS DEVELOPER-1.51217 Dec
6	Mrs Subhra Basu	JSS DEVELOPER-1.51217 Dec
7	Miss Ananya Basu	JSS DEVELOPER-1.51217 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Anup Kumar Basu	JSS DEVELOPER-14.28571400 Sq Ft
2	Mrs Mita Sen	JSS DEVELOPER-14.28571400 Sq Ft
3	Mrs Dipti Mitra	JSS DEVELOPER-14.28571400 Sq Ft
4	Mrs Sumita Basu	JSS DEVELOPER-14.28571400 Sq Ft
5	Mrs Anita Basu	JSS DEVELOPER-14.28571400 Sq Ft
6	Mrs Subhra Basu	JSS DEVELOPER-14.28571400 Sq Ft
7	Miss Ananya Basu	JSS DEVELOPER-14.28571400 Sq Ft

Endorsement For Deed Number : I - 160711036 / 2022

On 08-08-2022

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 12:47 hrs on 08-08-2022, at the Office of the A.D.S.R. BEHALA by Mr Joy Prakash Chakraborty ..

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 78,66,248/-

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

Execution is admitted on 08/08/2022 by 1. Mr Anup Kumar Basu, Son of Late Sisir Kumar Basu, 85, Dr. A.K. Paul Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Retired Person, 2. Mrs Mita Sen, Wife of Tamal Sen, 67/2C, Jadu Nath Mukherjee Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 3. Mrs Dipti Mitra, Wife of Pradip Kumar Mitra, 540, Rabindra Sarani, Baghbazar, P.O: Baghbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife, 4. Mrs Sumita Basu, Wife of Late Asish Basu, 85, Dr. A. K. Paul Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 5. Mrs Anita Basu, Wife of Mr Kumal Mitra, 85, Dr. A.K. Paul Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 6. Mrs Subhra Basu, Wife of Late Ajay Kumar Basu, Aditya Mensation Sukumat Roy Road, Subhash Pally, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 7. Miss Ananya Basu, Daughter of Late Ajay Kumar Basu, Aditya Mensation Sukumar Roy Road, Subhash Pally, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Student

Indetified by Mr Tamal Sen, , , Son of Late Hemendu Bikash Sen, 67/2C, Jadu Nath Mukherjee Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Retired Person

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

Execution is admitted on 08-08-2022 by Mr Tarun Kanti Ghosh, partner, JSS DEVELOPER, 92, Fakir Para Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Indetified by Mr Tamal Sen, , , Son of Late Hemendu Bikash Sen, 67/2C, Jadu Nath Mukherjee Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Retired Person

Execution is admitted on 08-08-2022 by Mr Joy Prakash Chakraborty, partner, JSS DEVELOPER, 92, Fakir Para Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Indetified by Mr Tamal Sen, , , Son of Late Hemendu Bikash Sen, 67/2C, Jadu Nath Mukherjee Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Retired Person

Execution is admitted on 08-08-2022 by Mr Shibnath Sarkar, partner, JSS DEVELOPER, 92, Fakir Para Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Indetified by Mr Tamal Sen, , , Son of Late Hemendu Bikash Sen, 67/2C, Jadu Nath Mukherjee Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Retired Person

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/08/2022 8:54PM with Govt. Ref. No: 192022230092954698 on 06-08-2022, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 8948852280128 on 06-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 054543, Amount: Rs.5,000/-, Date of Purchase: 03/08/2022, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/08/2022 8:54PM with Govt. Ref. No: 192022230092954698 on 06-08-2022, Amount Rs: 5,020/-, Bank: SBI EPay (SBlePay), Ref. No. 8948852280128 on 06-08-2022, Head of Account 0030-02-103-003-02



Asis Kumar Dutta
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 1607-2022, Page from 345884 to 345942
being No 160711036 for the year 2022.**



Digitally signed by ASIS KUMAR DUTTA
Date: 2022.08.22 14:29:31 +05:30
Reason: Digital Signing of Deed.

**(Asis Kumar Dutta) 2022/08/22 02:29:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.**

(This document is digitally signed.)

- (1) **SRI. ANUP KUMAR BASU, Pan No.- AEDPB6369L, Aadhar No.- 8827 0327 3861**, son of Late Sisir Kumar Basu, by Faith- Hindu, by Nationality- Indian, by Occupation- Retired, residing at - 85, Dr. A.K. Paul Road, Post Office- Behala, Police Station- Parnasree, Kolkata- 700 034, District - South 24 Parganas, (2) **SMT. MITA SEN, Pan No.- CXRPS7306B, Aadhar No.- 6928 8140 3090**, wife of Tamal Sen and daughter of Late Sisir Kumar Bose, by Faith- Hindu, by Nationality- Indian, by Occupation - Housewife, residing at - 67/2C, Jadu Nath Mukherjee Road, Post Office and Police Station- Behala, Kolkata - 700 034, District - South 24 Parganas, (3) **SMT. DIPTI MITRA, Pan No.- BDVPM3356C, Aadhar No.- 7587 6040 3425**, wife of Pradip Kumar Mitra and daughter of Late Sisir Kumar Bose, by Faith- Hindu, by Nationality- Indian, by Occupation - Housewife, residing at - 540, Rabindra Sarani, Baghbazar, Post Office- Baghbazar, Police Station- Shyampukur, Kolkata- 700 003, District- Kolkata, (4) **SMT. SUMITA BASU, Pan No.- AWPB5646E, Aadhar No.- 8319 1637 2275**, wife of Late Asish Basu, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, (5) **SMT. ANITA BASU, Pan No.- AXIPB1966F, Aadhar No.- 8721 5163 1502**, wife of Sri. Kunal Mitra and daughter of Late Asish Basu, by Faith- Hindu, by Nationality- Indian, by Occupation - Teacher, both are residing at - 85, Dr. A.K. Paul Road, Post Office- Behala, Police Station- Parnasree, Kolkata- 700 034, District - South 24 Parganas, (6) **SMT. SUBHRA BASU, Pan No.- BKGPB7466Q, Aadhar No.- 9646 5181 9967**, wife of Late Ajay

Kumar Basu, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, (7) **MISS. ANANYA BASU, Pan No.- DPGPB0729K, Aadhar No.- 7442 8171 0498**, daughter of Late Ajay Kumar Basu, by Faith- Hindu, by Nationality- Indian, by Occupation- Student, both are residing at- Aditya Mensation Sukumar Roy Road, Subhash Pally, Siliguri, Post Office and Police Station- Siliguri, District- Darjeeling, Pin- 734001, hereinafter jointly and collectively referred to and called as the "**LAND OWNERS/FIRST PARTY**" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and assigns) of the **ONE PART**.

AND

JSS DEVELOPER, Pan No.- AARFJ4130H, a Partnership Firm having its office at- 92, Fakir Para Road, and its Mailing Address- 28/4A, Fakir Para Road, under Police Station - formerly Behala presently Parnasree, Kolkata -700 034, District - South 24 Parganas, represented by its Partners namely (1) **SRI. SHIBNATH SARKAR, Pan No.- BYUPS9494R, Aadhar No.- 3478 8266 3171**, son of Late Santosh Kumar Sarkar, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at- 197/174/2, Becharam Chatterjee Road, Post Office- Behala, Police Station- Behala now Parnasree,

Kolkata- 700034, District - South 24 Parganas, (2) **SRI. TARUN KANTI GHOSH, Pan No.- BFVPG8626P, Aadhar No.- 7630 1819 3728**, son of Late Bimal Chandra Ghosh, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at- 131/3/1, Becharam Chatterjee Road, Post Office- Behala, Police Station- Behala now Parnasree, Kolkata- 700034, District - South 24 Parganas, (3) **SRI. JOY PRAKASH CHAKRABORTY, Pan No.- ALXPC7597C, Aadhar No.- 7027 3843 6893**, son of Sri. Dilip Chakraborty, by Faith- Hindu, by Nationality- Indian, by occupation- Business, residing at- 546, Talpukur Road, Post Office- Sarsuna, Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, hereinafter referred to and called as the **"DEVELOPER/SECOND PARTY"** (which expression shall unless otherwise repugnant to the context to be deemed to mean and include its successors, executors, legal representatives, administrators and assigns) of the **OTHER PART**.

WHEREAS by virtue of a registered Deed of Sale (written in Bengali) being dated 8th February, 1952 made between Sri, Nityananda Khad & Sri. Nimai Charan Khad therein mentioned as the Vendors of one part and Smt. Renu Bose, therein mentioned as the Purchaser and for the valuable consideration mentioned therein the said Vendor sold, conveyed, transferred, assigned and assured unto and in favour of the Purchaser **ALL THAT** piece and parcel of the land measuring an area 6

(Six) Cottahs 14 (Fourteen) Chittacks 29 (Twenty-Nine) Square Feet together with 100 Square Feet R.T. Shed Structure standing thereon situated and lying at Mouza- Gangarampur, Pargana- Magura, J.L. No.- 5, R.S. No.- 189, Touzi No.- 3, under Khatian No.- 28, under Dag No.- 4, within the then South Suburban Municipality at present within the limits of the Kolkata Municipal Corporation, under Ward No.- 128, under Police Station- Behala, A.D.S.R. Behala, in the District of South 24 Parganas and the said Deed of Sale was registered in the Office of the Joint Sub-Registrar Alipore and recorded in Book No.- I, Volume No.- 14, Pages from 198 to 202, Being No.- 745 for the year 1952.

AND WHEREAS thus by the strength of the aforesaid purchase deed said Smt. Renu Bose, became the absolute Owner of the said property, her name was finally published as the recorded owner of said land L.R. Khatian No.- 359, in L.R. Dag No.- 4/408, thereafter she mutated her name in the records of the Kolkata Municipal Corporation and the said property numbered as Premises No.- 166, Dr. A.K. Paul Road, and its Postal Premises No.- P-85, Dr. A.K. Paul Road, Police Station- Parnasree, under Ward No.- 128, being Assessee No.- 41-128-01-0166-0, Kolkata- 700034, District- South 24 Parganas, together with the right of user of the Northern side 12'-00" Feet wide and Western side 06'-00" Feet wide Private Passages and is in occupation and enjoyment of the same without any interruption from any third party

free from all encumbrances, attachments, liens, charges etc. whatsoever with free and marketable title to transfer the same by any way to anybody for the sake of brevity the said property is to be called and referred as "**THE SAID PREMISES**" more fully described and written in the **SCHEDULE** hereunder.

AND WHEREAS while thus seized and possessed over the aforesaid property said Smt. Renu Bose executed a Will in respect of her aforesaid property on 22.06.1996, which was duly registered in the Office of the District Sub-Registrar Behala and recorded in Book No.- III, Volume No.- 2, Pages from 109 to 114, being No.- 78 for the year 1996 but during her life time she also cancelled the said Will by executing a Cancellation on 24.11.2000 which was duly registered in the Office of the Additional District Sub-Registrar Behala and recorded in Book No.- III, Volume No.- 2, Pages from 295 to 298, being No.- 111 for the year 2000.

AND WHEREAS while in enjoyment of the same said Smt. Renu Bose died intestate on 17.06.2018 leaving behind her son namely Sri Anup Kumar Basu, two married daughters namely Smt. Mita Sen, Smt. Dipti Mitra, Smt. Sumita Basu (daughter-in-law), Smt. Anita Basu (grand-daughter), Smt. Subhra Basu (daughter-in-law), Miss. Ananya

Basu (grand-daughter), as her only legal heirs and successors who jointly inherited the aforesaid property left by said Renu Bose (since deceased).

Be it mentioned here that one son of said Renu Bose namely Asish Basu also died before her mother Renu Bose i.e. on 29.04.2006 leaving behind his surviving wife namely Smt. Sumita Basu and one daughter Smt. Anita Basu, as his only legal heirs and successors who jointly inherited the aforesaid property left by said Asish Basu as per Hindu Succession Act, 1956, similarly another son of Renu Bose namely Ajay Kumar Basu died before her mother i.e. on 03.06.2018 leaving behind his surviving wife namely Smt. Subhra Basu and one daughter Miss. Ananya Basu, as his only legal heirs and successors who jointly inherited the aforesaid property left by said Ajay Kumar Basu as per Hindu Succession Act, 1956, it is also mentioned here that the husband of Renu Bose namely Sisir Kumar Basu predeceased her i.e. on 20.06.1994.

AND WHEREAS by the strength of aforesaid manner said **Sri. Anup Kumar Basu, Smt. Mita Sen, Smt. Dipti Mitra, Smt. Sumita Basu Smt. Anita Basu, Smt. Subhra Basu and Miss. Ananya Basu**, became the joint owners or otherwise were well and sufficiently entitled to **ALL THAT** the piece and parcel of land measuring more or less **6 (Six) Cottahs 14 (Fourteen) Chittacks 29 (Twenty-Nine) Square Feet** together with 100 Square Feet R.T. Shed Structure

standing thereon situated and lying at Mouza- Gangarampur, Pargana- Magura, J.L. No.- 5, R.S. No.- 189, Touzi No.- 3, under Khatian No.- 28, under L.R. Khatian No.- 359, Comprised in Dag No.- 4, under L.R. Dag No.- 4/408, within the limits of the Kolkata Municipal Corporation, being **K.M.C. Premises No.- 166, Dr. A.K. Paul Road**, and its Postal Premises No.- P-85, Dr. A.K. Paul Road, Police Station- Parnasree, under Ward No.- 128, being Assessee No.- 41-128-01-0166-0, Kolkata- 700034, District- South 24 Parganas, together with the right of user of the Northern side 12'-00" Feet wide and Western side 06'-00" Feet wide Private Passages and the Owners were/are in joint possession of their aforesaid property by pay taxes to the concern authority without any interruption or objection from any third party being free from all encumbrances, attachments, liens, charges etc. whatsoever with free and marketable title to transfer the same by any way to anybody for the sake of brevity the said property is to be called and referred as **"THE SAID PREMISES"** more fully described and written in the **SCHEDULE- "A"** here under and after physical measurement it revealed that some portion of the property already left for adjacent road widening as a result of which at present the Owners herein are in possession of the property measuring more or less **6 (Six) Cottahs 6 (Six) Chittacks 29 (Twenty-Nine) Square Feet.**

AND WHEREAS thus the Owners of the One Part herein being the absolute joint Owners of the property more fully and particularly described in the **SCHEDULE- "A"** hereunder written and hereinafter

referred to as the "**SAID PROPERTY**" and while thus seized and possessed of the same intended to develop their property by raising a building thereon and were looking for a prospective builder/developer for the said purpose of Development.

AND WHEREAS the present Developer herein being aware of such intention of the Owners has approached the Owners to develop the same under certain terms and conditions, as are appearing hereinafter.

AND WHEREAS the present Owners are being agreed with the said proposal of the Developer has this day entered into this Agreement for Development under certain terms and conditions as mutually agreed.

AND WHEREAS before execution of this Agreement the Owners have represented and assured the Developer as follows:

- A. That the said property is free from all encumbrances, charges, liens, attachments, lispendences whatsoever or howsoever and that the same is fully occupied by the Owners in respect of the property mentioned in the **SCHEDULE- "A"**.

- B. That excepting the present Owners no one else have any right title interest, claim, demand whatsoever or howsoever into or upon the said property.
- C. That there is no notice of acquisition or requisition received or pending in respect of the said **SCHEDULE- "A"** below property or any portion thereof.
- D. That the Owners have declared to the Developer that they have good and marketable title in respect of the said property situated thereon without any claim, right title interest of any person thereof or therein and the Owners have absolute right to enter into this Agreement with the Developer and the Owners hereby undertake 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 Owners.
- E. Relying on the aforesaid representations and after searching the all documents and other necessary papers the Developer is now desirous to develop the aforesaid property on the terms and conditions as contained hereinafter appearing:

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

ARTICLE - I:

DEFINITIONS

1. **LAND OWNERS :-**

Shall always mean (1) **SRI. ANUP KUMAR BASU, Pan No.- AEDPB6369L, Aadhar No.- 8827 0327 3861**, son of Late Sisir Kumar Basu, by Faith- Hindu, by Nationality- Indian, by Occupation- Retired, residing at - 85, Dr. A.K. Paul Road, Post Office- Behala, Police Station- Parnasree, Kolkata- 700 034, District - South 24 Parganas, (2) **SMT. MITA SEN, Pan No.- CXRPS7306B, Aadhar No.- 6928 8140 3090**, wife of Tamal Sen and daughter of Late Sisir Kumar Bose, by Faith- Hindu, by Nationality- Indian, by Occupation - Housewife, residing at - 67/2C, Jadu Nath Mukherjee Road, Post Office and Police Station- Behala, Kolkata - 700 034, District - South 24 Parganas, (3) **SMT. DIPTI MITRA, Pan No.- BDVPM3356C, Aadhar No.- 7587 6040 3425**, wife of Pradip Kumar Mitra and daughter of Late Sisir Kumar Bose, by Faith- Hindu, by Nationality- Indian, by Occupation - Housewife, residing at - 540, Rabindra Sarani, Baghbazar, Post Office- Baghbazar, Police Station- Shyampukur, Kolkata- 700 003, District- Kolkata, (4) **SMT. SUMITA BASU, Pan No.- AWNPB5646E, Aadhar No.- 8319 1637 2275**, wife of Late

Asish Basu, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, (5) **SMT. ANITA BASU, Pan No.- AXIPB1966F, Aadhar No.- 8721 5163 1502**, wife of Sri. Kunal Mitra and daughter of Late Asish Basu, by Faith- Hindu, by Nationality- Indian, by Occupation - Teacher, both are residing at - 85, Dr. A.K. Paul Road, Post Office- Behala, Police Station- Parnasree, Kolkata- 700 034, District - South 24 Parganas, (6) **SMT. SUBHRA BASU, Pan No.- BKGPB7466Q, Aadhar No.- 9646 5181 9967**, wife of Late Ajay Kumar Basu, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, (7) **MISS. ANANYA BASU, Pan No.- DPGPB0729K, Aadhar No.- 7442 8171 0498**, daughter of Late Ajay Kumar Basu, by Faith- Hindu, by Nationality- Indian, by Occupation- Student, both are residing at- Aditya Mensation Sukumar Roy Road, Subhash Pally, Siliguri, Post Office and Police Station- Siliguri, District- Darjeeling, Pin- 734001, and their heirs, successors, executors, administrators, legal representatives and/or assigns.

2. **DEVELOPER :-**

Shall mean **JSS DEVELOPER, Pan No.- AARFJ4130H**, a Partnership Firm having its office at- 92, Fakir Para Road, and its Mailing Address- 28/4A, Fakir Para Road, under Police Station - formerly Behala presently Parnasree, Kolkata -700 034, District -

South 24 Parganas, represented by its Partners namely (1) **SRI. SHIBNATH SARKAR, Pan No.- BYUPS9494R, Aadhar No.- 3478 8266 3171**, son of Late Santosh Kumar Sarkar, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at- 197/174/2, Becharam Chatterjee Road, Post Office- Behala, Police Station- Behala now parnasree, Kolkata- 700034, District - South 24 Parganas, (2) **SRI. TARUN KANTI GHOSH, Pan No.- BFVPG8626P, Aadhar No.- 7630 1819 3728**, son of Late Bimal Chandra Ghosh, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at- 131/3/1, Becharam Chatterjee Road, Post-Office- Behala, Police Station- Behala now Parnasree, Kolkata- 700034, District - South 24 Parganas, (3) **SRI. JOY PRAKASH CHAKRABORTY, Pan No.- ALXPC7597C, Aadhar No.- 7027 3843 6893**, son of Sri. Dilip Chakraborty, by Faith- Hindu, by Nationality- Indian, by occupation- Business, residing at- 546, Talpukur Road, Post Office- Sarsuna, Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, and its executors, successors, representatives and assigns.

3. **PROPERTY :-**

Shall mean the property **ALL THAT** piece and parcel of land measuring more or less **6 (Six) Cottahs 6 (Six) Chittacks 29 (Twenty-Nine) Square Feet** together with 100 Square Feet R.T. Shed Structure standing thereon situated and lying at- Mouza-

Gangarampur, Pargana- Magura, J.L. No.- 5, R.S. No.- 189, Touzi No.- 3, under Khatian No.- 28, under L.R. Khatian No.- 359, Comprised in Dag No.- 4, under L.R. Dag No.- 4/408, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), being **K.M.C. Premises No.- 166, Dr. A.K. Paul Road**, and its Postal Premises No.- P-85, Dr. A.K. Paul Road, Kolkata- 700034, Under Ward No.- 128, being Assessee No.- 41-128-01-0166-0, Police Station- Behala, District- South 24 Parganas, A.D.S.R Office Behala, D.S.R. Office Alipore, more fully described in the **SCHEDULE- "A"** hereunder written.

4. **NEW BUILDING :-**

Shall mean and include the building to be constructed as per the sanctioned building plan to be obtained from the Kolkata Municipal Corporation.

5. **BUILDING PLAN :-**

Shall mean the Plan which shall be prepared by the Developer duly signed by its authorized agent or Attorney and sanction to be obtained by the Developer from the Kolkata Municipal Corporation for construction of the new building upon the said premises with such additions, alterations, modifications, revised in accordance with the building rules of the Kolkata Municipal Corporation as would be necessary by the Developer. Notwithstanding the

Developer will take consent of the Owners in designing the said plan.

6. **COMMON SERVICE AREAS :-**

Corridors, stairways, surrounding open spaces/passages, ways, pump room, overhead water tank, underground water reservoir, water pump, septic tank, roof and all other facilities attached to the said building.

7. **SALEABLE SPACES :-**

All spaces treated/mentioned as Developer's Allocation in the new building available for the independent use and occupation.

8. **ARCHITECT :-**

The person and/or the Firm to be appointed by the Developer for planning, designing and supervising the new building.

9. **ADVOVATE :-**

Shall mean Mr. Sanjoy Das of 23/1, D.H. Road, Post Office-Barisha, Police Station- Thakurpukur, Kolkata- 700008.

10. **TRANSFEROR :-**

The Owners herein.

11. **TRANSFEEEE :-**

The Purchaser/s who will purchase flats/spaces in the new building from the Developer and/or Owners.

12. **TRANSFER :-**

Transfer of proportionate undivided share/interest of land in the premises by the Owner attributable to the Developer's Allocation.

13. **OWNERS' ALLOCATION :-**

*The Owners/First Party herein shall get **48%** of the total construction area i.e. 6 nos. of 2BHK Flats that means the **Sri. Anup Kumar Basu**, the **Owner No.- 1 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **Second Floor North-West Side** of the proposed Building in finished and complete condition, **Smt. Mita Sen**, the **Owner No.- 2 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **Second Floor South-West Side** of the proposed Building in finished and complete condition, **Smt. Dipti Mitra**, the **Owner No.- 3 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **First Floor South-West side** of the proposed Building in finished and complete condition, **Smt. Sumita Basu and Smt. Anita Basu**, the **Owner No.- 4 & 5 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **Top Floor North-West side** of the proposed Building in finished and complete condition, and **Smt. Subhra Basu and Miss. Ananya Basu**, the **Owner No.- 6 & 7 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **First Floor North-East side** of the proposed Building in finished and*

complete condition, and the Owners herein jointly entitled to get **ALL THAT** One self contained 2BHK Flat on the **Ground Floor Back side** of the proposed Building in finished and complete condition, along with **2 nos. Car Parking Space** on the **Ground Floor** of the proposed Building in finished and complete condition, more fully described in **SCHEDULE- "C"** hereunder written and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation as fully described in the **SCHEDULE- "G"** hereunder written. The aforesaid allocation and area measurement of each flat and car parking shall be provided by the Developer after sanction building plan by a declaration and after possession of Owners' allocation issued by the Developer to the Owners then the Owners shall be registration partition Deed/Gift deed amongst the Owners.

Be it mentioned here that if the total area is to be reduced or increased from the 48% of total constructed area, then the said reduced or increased will be settled as per present market price.

14. DEVELOPER'S ALLOCATION :-

The Developer other Part herein shall get remaining portion of total Construction area of the proposed New Building together with proportionate share of land of the said Premises along with proportionate share and/or right of user of all common spaces, passages, ways, driveways, facilities and amenities of the said building as well as the said premises as the Developer's Allocation.

15. **SUPER BUILT-UP AREA :-**

Super built-up area of the building shall mean the plinth area of the unit or units in the building (which inter alias includes the area under such wall or pillar in such wall or pillars in such unit) and shall include proportionate share of the area of the common areas and installations including service areas.

16. **TIME :-**

*The Developer will deliver the peaceful vacant physical possession of the Owners' Allocation within **24 (Twenty Four) months** from the date of sanctioned building plan/getting the vacant possession of the land subject to the circumstances which may be beyond control of the Developer. In case of any reasonable difficulties and circumstances beyond control of the Developer, the completion time of the proposed building may be extended as mutually would be agreed upon by between the parties hereto but in any event the said extended period shall not exceed 6 (Six) months and in that case a prior notice in writing justifying the cause for such extension shall have to be given to the Owners by the Developer within stipulated period of this Development Agreement. That after execution of this Agreement the Developer herein take initiative for mutation of K.M.C. as well as B.L. & L.R.O. in the names of the Owners.*

ARTICLE - II
OWNERS' RIGHT

The Owners/First Party herein shall get **48%** of the total construction area i.e. 6 nos. of 2BHK Flats that means the **Sri. Anup Kumar Basu**, the **Owner No.- 1 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **Second Floor North-West Side** of the proposed Building in finished and complete condition, **Smt. Mita Sen**, the **Owner No.- 2 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **Second Floor South-West Side** of the proposed Building in finished and complete condition, **Smt. Dipti Mitra**, the **Owner No.- 3 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **First Floor South-West side** of the proposed Building in finished and complete condition, **Smt. Sumita Basu and Smt. Anita Basu**, the **Owner No.- 4 & 5 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **Top Floor North-West side** of the proposed Building in finished and complete condition, and **Smt. Subhra Basu and Miss. Ananya Basu**, the **Owner No.- 6 & 7 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **First Floor North-East side** of the proposed Building in finished and complete condition, and the Owners herein jointly entitled to get **ALL THAT** One self contained 2BHK Flat on the **Ground Floor Back side** of the proposed Building in finished and complete condition, along with **2 nos. Car**

Parking Space on the Ground Floor of the proposed Building in finished and complete condition, more fully described in **SCHEDULE- "C"** hereunder written and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation as fully described in the **SCHEDULE- "G"** hereunder written. The aforesaid allocation and area measurement of each flat and car parking shall be provided by the Developer after sanction building plan by a declaration and after possession of Owners' allocation issued by the Developer to the Owners then the Owners shall be registration partition Deed/Gift deed amongst the Owners.

ARTICLE - III

OWNERS' OBLIGATION :

1. The Developer shall be entitled to construct and complete the new building strictly in accordance to the building plan without any interference or hindrance from the side of the Owners provided that the Developer shall use good quality of materials and good quality of labours as well.
2. During the continuance of this Agreement the Owners will not let - out, grant, lease and mortgage and/or create any change in respect of the premises or any portion thereof without the consent in writing of the Developer and vice-versa.

3. The Owners will execute all deeds of conveyance the undivided proportionate share of land relating to the Developer's Allocation in the new building.

4. The Owners/First Party herein shall get **48%** of the total construction area i.e. 6 nos. of 2BHK Flats that means the **Sri. Anup Kumar Basu**, the **Owner No.- 1 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **Second Floor North-West Side** of the proposed Building in finished and complete condition, **Smt. Mita Sen**, the **Owner No.- 2 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **Second Floor South-West Side** of the proposed Building in finished and complete condition, **Smt. Dipti Mitra**, the **Owner No.- 3 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **First Floor South-West side** of the proposed Building in finished and complete condition, **Smt. Sumita Basu and Smt. Anita Basu**, the **Owner No.- 4 & 5 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **Top Floor North-West side** of the proposed Building in finished and complete condition, and **Smt. Subhra Basu and Miss. Ananya Basu**, the **Owner No.- 6 & 7 herein** shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **First Floor North-East side** of the proposed Building in finished and complete condition, and the Owners herein jointly entitled to get **ALL**

THAT One self contained 2BHK Flat on the **Ground Floor Back side** of the proposed Building in finished and complete condition, along with **2 nos. Car Parking Space** on the **Ground Floor** of the proposed Building in finished and complete condition, more fully described in **SCHEDULE- "C"** hereunder written and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation as fully described in the **SCHEDULE- "G"** hereunder written. The aforesaid allocation and area measurement of each flat and car parking shall be provided by the Developer after sanction building plan by a declaration and after possession of Owners' allocation issued by the Developer to the Owners then the Owners shall be registration partition Deed/Gift deed amongst the Owners.

5. The Owners will execute a registered Development Power of Attorney in favour of the Developer or its nominee authorizing it inter-alia to proceed with the construction as well as to enable the Developer to receive any advance/earnest money from any intending Purchaser/s and also the balance of the purchase money against and to give good, valid receipt and discharge for the same which will protect the Purchaser/s without seeing the application of the money, to sell and transfer the undivided proportionate share/interest of land in the premises attributable to the Developer's Allocation and receive consideration therefore, to present any such conveyance/s for registration, to admit execution and receipt for registration and to admit

execution and receipt of consideration before the competent Registration Authority for and to have the said Conveyance registered and to do all acts, deeds and things which my said attorney shall consider necessary for sale to Purchaser/s and the said Developer shall bear the all cost/expenses for the registration of such Power of Attorney given by the said Owners. Notwithstanding the Developer will execute Deed of Conveyance to any Purchaser/s in respect of the Developer's Allocation of the Owners in complete habitable conditions.

6. *The Owners if required will execute agreement for sale in respect of sale of undivided proportionate share of land pertaining to the Developer's Allocation and present the same before the registration authority in respect of flats and spaces pertaining to the Developer's Allocation for registration.*

7. *The Owners will extend all reasonable co-operation to the Developer for effecting construction of the new building.*

8. *The Developer will be entitled to deliver the flats and spaces pertaining to the Developer's Allocation to the Purchaser/s only after it deliver the Owners' Allocation to the Owners in complete habitable conditions.*

9. *The Developer will be entitled to transfer the flat/space along with the undivided proportionate share of land in the premise attributable to the Developer's Allocation on the strength of the Power of Attorney to be given by the Owners.*

10. *The Developer will be entitled to make publicity in all possible manners for the benefit of commercial exploitation of the Developer's Allocation in the said building.*

11. *The Owners will be liable to keep all original documents such as the Title Deeds of the said property, K.M.C. tax bills, Mutation Certificate and any other documents regarding the title ship of the said landed property with the said Developer, against a valid receipt for the requirement in respect of the plan and/or any other reasonable purposes during the construction of the building and the said Developer will return all the original documents to the Owners at the time of delivery of possession of the Owners' Allocation to the Owners.*

12. *The Developer will have the sole and exclusive right to the debris of the old building.*

ARTICLE - IV
DEVELOPER'S OBLIGATION

1. *The Developer will bear all cost arising out of the construction of the new building, taxes as enforced by K.M.C., K.M.D.A., Land and Revenue Department of West Bengal and any other statutory or Government bodies time to time during the construction period and up to the delivery of the said building to the Owners and the other purchaser/s.*

2. *That during the period of the construction the Developer shall take all responsibilities of labour charges, cost of materials, accidents, injuries etc. if any costs, expenses, loss and damages that may arise in respect of construction of the new building and the Owners shall not be responsible in any manner whatsoever and similarly the owners shall keep the Developer saved harmless and indemnified against any other claims over and in respect of the ownership of the said premises in so far as it relates to the Developer's Allocation in the building.*

3. *The Developer other Part herein after handing over the Owners' allocation shall get remaining portion of the proposed New Building together with proportionate share of land of the said Premises along with proportionate share and/or right of user of all common spaces, passages, ways, driveways, facilities and amenities of the said building as well as the said premises as the Developer's Allocation.*

4. That the Developer mentioned that the Covered area shall mean the Carpet area of the flat together with outer and inner dimension of walls and half of the depth of common wall and proportionate area of staircase of the particular floors with area of Verandahs and Balconies. lift well and the Developer shall agree to handover the Owners' Allocation share at first and thereafter the Developer's Allocation share mentioned herein above.

5. That the Developer shall arrange Electricity connection from CESC Ltd. service for the entire new building. The Owners and the Purchaser/s shall bear and pay proportionately for the total amount of deposit and expenses as would be required to obtain the said service from the CESC Ltd. for the common electricity meter in the new building in respect of their respective portions/flats in the said new building at the said premises.

6. That the Developer/the Party of the Other Part shall demolish the old structure of the above mentioned property for construction a New building upon the said property and the Party of the other Part shall also arrange the alternative accommodations for the Party of the One Part and shall bear the expenses per month for two sifting charges from the vacant possession till handed over of the Owners' Allocation (One 2BHK and another one 1BHK).

7. The Developer shall provide a copy of sanctioned building plan issued by the K.M.C. to the Owners within 7 days from the receiving of the said plan.

ARTICLE - V

OWNER'S INDEMNITY

1. The Owners declare that the premise is free from all encumbrances whatsoever and the Owners have full right and absolute authority to enter into this Agreement with the Developer.
2. The Owners declare that save and except the Owners herein no other person have any right title and interest over the said premises.
3. The Owners declare that no other agreement whatsoever subsist in respect of the said premises.

ARTICLE - VI

DEVELOPER'S INDEMNITY

The Developer indemnifies the Owners against all claims, actions, suits and proceedings arising out of any acts of the Developer in connection with the construction of the said new building and/or accepting money from the intending purchaser in respect of the Developer's Allocation except giving suggestions regarding construction of the said building in general and Owners' Allocation in particular and keeping in view the standard of people obtaining in the area as well.

ARTICLE-VII**BUILDING**

1. *The Developer shall at its own cost will construct the new proposed building as per sanctioned plan permitted and/or approved by the Kolkata Municipal Corporation and/or by the approval of any other competent authority.*
2. *That the design and the nature of the building and the materials to be used shall be according to the standard quality and specifications.*
3. *That the developer shall be authorized by the Owners to apply for and obtain temporary and also permanent connection of water, electricity, telephone and other input and facilities required for the building.*
4. *All costs, charges and expenses including Architect's fees shall be discharged by the Developer and the owner shall have no responsibility in this context.*
5. *The aforesaid construction until and unless transferred to the transferees and/or allocated as provided therein, shall be held by the Developer.*

ARTICLE VIII

RATES AND TAXES

That till completion of the new building the Developer of this agreement shall be responsible for payment of all Kolkata Municipal Corporation rates and taxes but prior to the date of agreement if any dues are outstanding for payment the Owners shall be fully and solely responsible for the same and will be bound to pay the same within 10 days from the date of demand raised and in respect of Income Tax liability, for transferring any allocations the respective party shall be responsible for collection of Income Tax clearance certificate under Section 230A(I) of the Income Tax Act by the cost and expenses of such respective parties.

ARTICLE - IX

COMMON RESTRICTIONS

- 1. Neither party shall use or permit to use of their respective allocations or any portion of the new building for carrying any trade or activity detrimental to the peaceful living of the other occupants of the entire new building.*

- 2. Neither Party shall demolish or permit demolition of any wall or make any structural alteration to the new building.*

3. *Both the Parties shall abide by all law, byelaws, rules & regulations of the competent authority in enjoying the occupation of the new building.*
4. *Each party will jointly form association and/or common body to look after the maintenance of the new building.*
5. *Neither party shall use or permit to use of their respective Allocations or any portions of the new building for storing articles which may be detrimental to the free ingress and egress to the new building or part thereof.*
6. *Both parties will allow the said association or the common person to enter into their respective Allocations for maintenance of the new building upon giving notice in writing.*
7. *Both parties will bear proportionate tax, maintenance cost, day to day expenditure of their respective allotments.*
8. *The Developer have no right to do lease, mortgage, sell, advertising, auction, gift, testament and any kind of loan from bank and benefited by any source against the said plot of land as described in the **SCHEDULE- "A"** and constructed Owners' Allocations area as mention in this agreement.*

9. *The Developer will submit the Building sanction plan of the proposed building of the schedule property within 30 days from the getting necessary clearance from the BL & LRO in respect of the schedule property.*

10. *The Developer shall provide the draft of the building sanctioned plan of the proposed building to the Owners for approval before submission of the same to K.M.C. authority and after getting the building sanction plan from K.M.C. authority, the developer will hand over the copy of the sanctioned plan in favour of the Owners.*

11. *After completion of the said development work or so soon thereafter both the parties hereto or their nominees shall form a Society or Association for the purpose of carrying on maintenance of the building and its common parts, portion, areas, services, amenities and utilities and the said Society or Association will be form in accordance of W.B. Apartment Ownership Act.*

12. *In the event the construction not completed by the developer within the time limit then the Owners can cancel the agreement at any stage without further notice to the Developer.*

13. *The Developer shall complete the said proposed multi-storied building or building within 24 months from the date of obtaining*

building sanction plan from KMC and it may extend another 6 months due to the situation beyond control of Developer like natural calamity, riots or local problems etc. and shall deliver undisputed possession of the Owners' Allocations more particularly described in the **SCHEDULE- "C"** written hereunder as the Owners' Allocations and the Owners shall deliver the vacant and peaceful possession of the said property to the Developer at the time of execution of this presents, if failure, for handing over the Owners' Allocations share within the stipulated period, then the Developer shall pay Rs. 20,000/- per month to the Owners as compensation till possession.

ARTICLE- X
COMMENCEMENT

This Agreement shall be deemed to have commenced with effect from the date of execution of this Agreement.

ARTICLE- XI
PROCEDURE

1. That the building plan for the aforesaid construction of the building to be constructed on and upon the **SCHEDULE- "A"** referred land shall be obtained by the Developer by the cost and expenses his own fund but it would be in the names of the Owners herein from the proper authority of the Kolkata Municipal Corporation.

2. That until completion of the new building the Developer shall hold possession of the said Property on behalf of the Owners and both the Owners and the Developer shall be entitled to deal with their respective allocation as Owners thereof.

ARTICLE - XII
MISCELLANEOUS

The Owners and the Developer have entered into this Agreement purely as a contract and nothing herein shall deem to construct a Partnership between the parties in any manner whatsoever.

ARTICLE - XIII
FORCE MAJEURE

1. The parties hereto shall not be consideration to be liable for any obligations hereunder to the extent that the performance of the relative obligations are prevented by the existence of a force majeure.

2. Force Majeure shall mean flood, earth quake, war, stream, tempest, civil commotion, and/or other act of god beyond control of particular hereto.

ARTICLE-XIV

In case of any dispute, differences or questions arising between the parties hereto with regard to this agreement the same shall be referred to Civil Court or any other proceedings and/or any consumer Forum.

ARTICLE - XV
JURISDICTION

The Court of Calcutta the courts having territorial and pecuniary jurisdiction over the said property along alone shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

:: THE SCHEDULE- "A" ABOVE REFERRED TO ::

(Description of the Property of the Owner)

ALL THAT piece and parcel of land measuring more or less **6 (Six) Cottahs 6 (Six) Chittacks 29 (Twenty-Nine) Square Feet** together with 100 Square Feet R.T. Shed Structure standing thereon situated and lying at- Mouza- Gangarampur, Pargana- Magura, J.L. No.- 5, R.S. No.- 189, Touzi No.- 3, under Khatian No.- 28, under L.R. Khatian No.- 359, Comprised in Dag No.- 4, under L.R. Dag No.- 4/408, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), being **K.M.C. Premises No.- 166, Dr. A.K. Paul Road**, and its Postal Premises No.- P-85, Dr. A.K. Paul Road, Kolkata- 700034, Under Ward No.- 128, being Assessee No.- 41-128-01-0166-0, Police Station- Parnasree, District- South 24 Parganas, A.D.S.R Office Behala, D.S.R. Office Alipore, together with all other easement rights, facilities and amenities attached thereto and butted and bounded in the manner as follows:-

Zone :- D. H Road to Fakir Para More.

ON THE NORTH : 12'-00" wide Private Passage;

ON THE SOUTH : Property of Bijoy Krishna Roy & C.S. Dag No.- 27;

ON THE EAST : Property of Jagashar Biswas;

ON THE WEST : 06'-00" wide Private Passage;

:: THE SCHEDULE- "B" ABOVE REFERRED TO ::

ALL THAT the new proposed building consisting of several self contained flats, to be constructed as per sanctioned plan to be obtained from the Kolkata Municipal Corporation by the Developer for consideration of a new proposed building on and upon the **SCHEDULE- "A"** referred land.

:: THE SCHEDULE- "C" ABOVE REFERRED TO ::

(Owners' Allocation)

The Owners/First Party herein shall get **48%** of the total construction area i.e. 6 nos. of 2BHK Flats that means the **Sri. Anup Kumar Basu**, the **Owner No.- 1** herein shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **Second Floor North-West Side** of the proposed Building in finished and complete condition, **Smt. Mita Sen**, the **Owner No.- 2** herein shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **Second Floor South-West Side** of the proposed Building in finished and complete condition, **Smt. Dipti Mitra**, the **Owner No.- 3**

*herein shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **First Floor South-West side** of the proposed Building in finished and complete condition, **Smt. Sumita Basu and Smt. Anita Basu, the Owner No.- 4 & 5 herein shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the Top Floor North-West side of the proposed Building in finished and complete condition, and **Smt. Subhra Basu and Miss. Ananya Basu, the Owner No.- 6 & 7 herein shall be at the first instance entitled to get **ALL THAT** One self contained 2BHK Flat on the **First Floor North-East side** of the proposed Building in finished and complete condition, and the Owners herein jointly entitled to get **ALL THAT** One self contained 2BHK Flat on the **Ground Floor Back side** of the proposed Building in finished and complete condition, along with **2 nos. Car Parking Space** on the **Ground Floor** of the proposed Building in finished and complete condition, more fully described in **SCHEDULE- "C"** hereunder written and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation as fully described in the **SCHEDULE- "G"** hereunder written. The aforesaid allocation and area measurement of each flat and car parking shall be provided by the Developer after sanction building plan by a declaration and after possession of Owners' allocation issued by the Developer to the Owners then the Owners shall be registration partition Deed/Gift deed amongst the Owners.*****

:: THE SCHEDULE- "D" ABOVE REFERRED TO ::

(Developer's Allocation)

SAVE AND EXCEPT the Owners' Allocation the entire rest area of the said proposed new Multi Storied building along with undivided proportionate share of land at **Premises No.- 166, Dr. A.K. Paul Road**, and its Postal Premises No.- P-85, Dr. A.K. Paul Road, Kolkata-700034, Under Ward No.- 128, Police Station- Parnasree, District- South 24 Parganas, attributable thereto including the right of common user of all the common areas, common walls, lobbies, staircases, lift, ultimate roof and facilities, amenities and advantages attached thereto together with right on the part of the Developer to enter into Agreement/s for Sale and/or transfer, lease or in any way deal with the same as the Constituted Attorney or Agent of the Owner in the manner hereinafter provided however after obtaining the sanctioned building Plan from the Kolkata Municipal Corporation.

:: THE SCHEDULE- "E" ABOVE REFERRED TO ::

(Common Portions)

1. Entrance and Exit.
2. Boundary Wall and main gate.
3. Drainage and sewerage lines and other installations of the same.
4. Electric Wirings and other fittings.

5. *Water Supply system.*
6. *Roof of the building.*
7. *Water pump, water reservoir together with all common plumbing installations for carriage of water.*
8. *Such other common parts, common area, equipments, installations, fittings, fixtures and spaces in and around the land and the building as are necessary for passage to and/or user of the units in common by the co-owners.*
9. *All costs of maintenance operating replacing repairing whitewashing painting decorating redecorating rebuilding reconstruction lighting the common portion and the common areas of the proposed building including outer walls.*

:: THE SCHEDULE- "F" ABOVE REFERRED TO ::

(Common Expenses)

1. *The salary of all persons employed for the common purpose including guards, darwans, sweepers, plumbers electricians.*
2. *Insurance premium for insuring the building (if any).*
3. *All charges deposit, subscriptions, required for the purpose of common utilities to the co-owners in common.*
4. *Taxes, Rates including water and other levies in respect of the land and the proposed building save those separately assessed.*
5. *Costs of formation and operation of the Association and/or society of the proposed building.*

:: THE SCHEDULE- "G" ABOVE REFERRED TO ::

(Specification)

1. **GENERAL** :- *The Building shall be R.C.C Column structure as per design of the consulting Engineer.*
2. **BRICK WORK** :- *Brick work will be done with First Class klin burn bricks (1:6) cement mortar, and H.B. nets in 3" thick walls.*
3. **PLASTERING** :- *All plaster works will be done with approved quality cement, standard thickness, (1:4) cement sand mortar for inside and (1:5) mortar for outside walls.*
4. **FLOORING & SKIRTING** :- *Flooring with Vitrified Floor Tiles.*
5. **PAINTING** :- *All internal walls cement plaster with Putty finish. All external walls of Snow-cem finish. Synthetic primer to steel and wood works.*
6. **DOOR** :- *Flush doors with commercial water proof ply and Sal wood frame of standard thickness, Main door wooden finish.*
7. **WINDOWS** :- *Fully glazed windows with Aluminium frames and integrated guard bars.*
8. **ELECTRIC WORKS** :-
 - i) *Concealed wiring and board with piano switches.*
 - ii) *In each bedroom- 2 light pts, 1 fan pt & 1 plug pt and 1 A.C. pt only*
One Room,

iii) In living-dining room – 2 light pts, 2 fan pts, 1 plug pt, 1 TV pt, and one Washing Machine point.

iv) In kitchen – 1 light pt, 1 exhaust fan pt & 1 power pt.

v) In Toilet – 1 light pt & 1 plug pt.

vi) In Veranda – 1 light pt only.

vii) Water pump connected with starter switch, security light in common passage and 1 light pt, at each stair landing will be provided (All electrical switch in good quality)

9. **WATER SUPPLY & SANITARY** :- Water supply will be through necessary fittings from KMC F.W. and overhead water tank with necessary Pump fittings, All the water and sanitary works will be done with approved quality PVC pipes and approved good quality fittings with necessary drainage and sewerage. To each flat water point.

10. **TOILET** :- Each Toilet with 6' feet high Glaze Tiles good quality on wall with marble flooring good quality and commode, PVC white cistern & wash basin with fittings of standard size and good quality with PVC door and shower.

11. **KITCHEN** :- Green Marble on top platform with washing sink, with 2" feet tiled wall above the cooking platform, Flooring good quality Marble. All fittings to be installed and two taps, one for sink and another at suitable place.

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

WITNESSES :-

1. Sanjoy Das, Adv.
Alipore Judges Court
Kolkata-22
2. Tamal Sen,
67/9C Jada Nath Purkerja Road
Behala
Kolkata-700024

Amay Kumar Basu
Mita Sen.
Devi Mitra.
Sumita Basu.
Anita Basu
Subhna Basu
Aranya Basu

Signature of the **LAND OWNERS/FIRST PART**

JSS DEVELOPER		JSS DEVELOPER	
Shib Nath Sankar	Tamun Kanti Shesh.		
Partner's	Partner's	Partner's	Partner's
JSS DEVELOPER			
Joy Prakash Chakraborty			
Partner's	Partner's		

Signature of the **DEVELOPER/OTHER PART**

Drafted by me:-

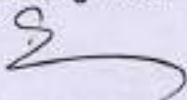
Sanjoy Das
SANJOY DAS

Advocate

En. No.- WB/409/2004

Alipore Judges Court, Kol -27.

Typed by me:-





	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Anup Kumar Basu
 Signature Anup Kumar Basu



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Mita Sen.
 Signature Mita Sen.



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name DIPATI MITRA
 Signature Dipati Mitra



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Sumita Basu
 Signature Sumita Basu.



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Anita Basu

Signature Anita Basu...



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Subhra Basu

Signature Subhra Basu



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Ananya Basu












Signature .. Ananya Basu

Thumb 1st finger Middle Finger Ring Finger Small Finger












PHOTO	left hand					
	right hand					

Name












Signature

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

Name... Shibi Nath Sankar
 Signature... Shibi Nath Sankar

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

Name... Taimn Kanti Shosh
 Signature... Taimn Kanti Shosh

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

Name... Joy Prakash Chakraborty
 Signature... Joy Prakash Chakraborty



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

Query No / Year	2002398939/2022	Office where deed will be registered
Query Date	05/08/2022 7:55:02 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SANJOY DAS Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980228663, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 78,66,248/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article.E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr. Akshay Paul Road, Road Zone : (D H Road - Fakirpara Road more) , Premises No: 166, , Ward No: 128, Pin Code : 700034

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 6 Chatak 29 Sq Ft	1/-	78,39,248/-	Width of Approach Road: 12 Ft.,
Grand Total :					10.5852Dec	1 /-	78,39,248 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	



Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Anup Kumar Basu Son of Late Sisir Kumar Basu,85, Dr. A.K. Paul Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. aexxxxxx9l, Aadhaar No.: 88xxxxxxx3861, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs Mita Sen Wife of Tamal Sen,67/2C, Jadu Nath Mukherjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. cxxxxxxx6b, Aadhaar No.: 69xxxxxxx3090, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs Dipti Mitra Wife of Pradip Kumar Mitra,540, Rabindra Sarani, Baghbazar, City:- , P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. bdxxxxxx6c, Aadhaar No.: 75xxxxxxx3425, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mrs Sumita Basu Wife of Late Asish Basu,85, Dr. A. K. Paul Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. awxxxxxx6e, Aadhaar No.: 83xxxxxxx2275, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Mrs Anita Basu Wife of Mr Kumal Mitra,85, Dr. A.K. Paul Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. axxxxxxx6f, Aadhaar No.: 87xxxxxxx1502, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	Mrs Subhra Basu Wife of Late Ajay Kumar Basu,Aditya Mensation Sukumat Roy Road, Subhash Pally, Siliguri, City:- , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. bkxxxxxx6g, Aadhaar No.: 96xxxxxxx9967, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	Miss Ananya Basu Daughter of Late Ajay Kumar Basu,Aditya Mensation Sukumar Roy Road, Subhash Pally, Siliguri, City:- , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No. dpxxxxxx9k, Aadhaar No.: 74xxxxxxx0498, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Developer Details :

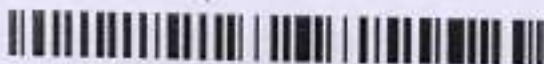
Sl No	Name & address	Status	Execution Admission Details :
1	JSS DEVELOPER 92, Fakir Para Road, City:- , P.O:- Behala, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034 PAN No. AAxxxxxx0H, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Shibnath Sarkar Son of Late Santosh Kumar Sarkar 197/174/2, Becharam Chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. byxxxxxx4r , Aadhaar No.: 34xxxxxxxx3171	JSS DEVELOPER (as partner)
2	Mr Tarun Kanti Ghosh Son of Late Bimal Chandra Ghosh 131/3/1, Bcharam Chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. bfxxxxxx6p , Aadhaar No.: 76xxxxxxxx3728	JSS DEVELOPER (as partner)
3	Mr Joy Prakash Chakraborty Son of Mr Dillip Chakraborty 546, Talpukur Road, City:- , P.O:- Sarsuna, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. alxxxxxx7c , Aadhaar No.: 70xxxxxxxx6893	JSS DEVELOPER (as partner)

Identifier Details :

Name & address
Mr Tamal Sen Son of Late Hemendu Bikash Sen 67/2C, Jadu Nath Mukherjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Identifier Of Mr Anup Kumar Basu, Mrs Mita Sen, Mrs Dipti Mitra, Mrs Sumita Basu, Mrs Anita Basu, Mrs Subhra Basu, Miss Ananya Basu, Mr Shibnath Sarkar, Mr Tarun Kanti Ghosh, Mr Joy Prakash Chakraborty

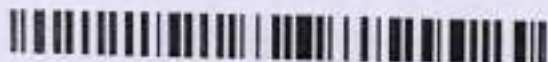


Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Anup Kumar Basu	J S S DEVELOPERS-1.51217 Dec
2	Mrs Mita Sen	J S S DEVELOPERS-1.51217 Dec
3	Mrs Dipti Mitra	J S S DEVELOPERS-1.51217 Dec
4	Mrs Sumita Basu	J S S DEVELOPERS-1.51217 Dec
5	Mrs Anita Basu	J S S DEVELOPERS-1.51217 Dec
6	Mrs Subhra Basu	J S S DEVELOPERS-1.51217 Dec
7	Miss Ananya Basu	J S S DEVELOPERS-1.51217 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Anup Kumar Basu	J S S DEVELOPERS-14.2857 Sq Ft
2	Mrs Mita Sen	J S S DEVELOPERS-14.2857 Sq Ft
3	Mrs Dipti Mitra	J S S DEVELOPERS-14.2857 Sq Ft
4	Mrs Sumita Basu	J S S DEVELOPERS-14.2857 Sq Ft
5	Mrs Anita Basu	J S S DEVELOPERS-14.2857 Sq Ft
6	Mrs Subhra Basu	J S S DEVELOPERS-14.2857 Sq Ft
7	Miss Ananya Basu	J S S DEVELOPERS-14.2857 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. : 411280101660 Premises No. : 166 Ward No. : 128 Street Name : DR. A.K.PAUL ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SMT RENU BOSE W/O SISIR BOSE Owner Address : P-85, DR.A.K.PAUL ROAD , KOLKATA-700034 Pin No. : 700034	Character of Premises: Total Area of Land:

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 04-09-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 04-09-2022)
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





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

GRN Details

GRN: 192022230092954698 Payment Mode: Online Payment (SBI Epay)
GRN Date: 06/08/2022 20:53:25 Bank/Gateway: SBIEpay Payment Gateway
BRN : 8948852280128 BRN Date: 06/08/2022 20:54:52
Gateway Ref ID: IGAOBWFIM2 Method: State Bank of India NB
Payment Status: Successful Payment Ref. No: 2002398939/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SANJOY DAS
Address: 23/1, D.H. Road, Kol-8
Mobile: 9831820253
Period From (dd/mm/yyyy): 06/08/2022
Period To (dd/mm/yyyy): 06/08/2022
Payment ID: 2002398939/2/2022
Dept Ref ID/DRN: 2002398939/2/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002398939/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2002398939/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.