

207/2024

I-0210/2024



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

X 359602

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

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

7 FEB 2024

**DEVELOPMENT AGREEMENT
AND
DEVELOPMENT POWER OF ATTORNEY**

THIS AGREEMENT is made on this the 2ND day of FEBRUARY, Two Thousand and Twentyfour (2024)

BETWEEN

Handwritten notes: A triangle with 'A' inside, '02-02-2024', and '31620-2024' written below it.

Handwritten text: 'VCM' followed by some illegible scribbles.

(1) **SMT. SATI CHAKRABORTY** (PAN NO. AOJPC6477N) (Aadhaar No. 3182-4983-8585) wife of Late Prabir Chakraborty and daughter of Late Anil Kumar Bhattacharjee and Late Ranu Bhattacharjee alias Late Ranubala Bhattacharjee, by occupation - Housewife (2) **SRI NARAYAN BHATTACHARJEE** (PAN NO. AOUPB1420M) (Aadhaar No. 468799926344) son of Late Anil Kumar Bhattacharjee and Late Ranu Bhattacharjee alias Late Ranubala Bhattacharjee, by occupation - Business (3) **SRI BISWANATH BHATTACHARJEE** (PAN NO. APJPB3897A) (Aadhaar No. 438034580695) son of Late Anil Kumar Bhattacharjee and Late Ranu Bhattacharjee alias Late Ranubala Bhattacharjee, by occupation - Service (4) **SMT. MINU BHATTACHARJEE** (PAN NO. BKXPB9800P) (Aadhaar No. 815971468675) wife of Late Monoranjan Bhattacharjee alias Manaranjan Bhattacharjee, by occupation - Housewife (5) **SMT. BULAN MUKHERJEE** (PAN NO. AMLPM3074D) (Aadhaar No. 906252748084) wife of Late Debotosh Mukherjee and daughter of Late Monoranjan Bhattacharjee alias Manaranjan Bhattacharjee, by occupation - Housewife (6) **SMT. ABHA BHATTACHARJEE** (PAN NO. AWHPB9022E) (Aadhaar No. 269777968561) wife of Late Chittaranjan Bhattacharjee, by occupation - Housewife, and (7) **MS. SHARMILA BHATTACHARJEE** (PAN NO. BHTPB7110H) (Aadhaar No. 401538499244) daughter of Late Chittaranjan Bhattacharjee, by Occupation - Household duty, all are by faith - Hindu, all are by nationality - Indian, all are residing at 2/99, Azadgarh Colony, P.O. Regent Park, P.S. Jadavpur now Golf Green, Kolkata - 700040. District - South 24 Parganas, West Bengal, India, hereinafter called and referred to as the "**ABSOLUTE LAND OWNERS/FIRST PARTIES/EXECUTANTS/PRINCIPALS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representatives and assigns) the party of the **FIRST PART**.

AND

M/S. ICON a proprietorship firm, having its place of business at Premises No. 88A, N.S.C.Bose Road, P.O. Regent Park, P.S. Jadavpur now Golf Green, Kolkata - 700040, District South 24 Parganas, represented by **SRI INDRANIL BHATTACHARJEE** (PAN No. AGOPB1649J) (Aadhaar No. 870449615579) son of Sri Probodh Kumar Bhattacharjee, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 2/89 Azadgarh, P.O. Regent Park, P.S. Jadavpur now Golf Green, Kolkata - 700040, District South 24- Parganas, West Bengal, India hereinafter called and referred to as the **"DEVELOPER/SECOND PARTY/ATTORNEY"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include each of his successors, administrators, legal representatives and assigns) of the **OTHER PART / SECOND PART.**

WHEREAS the Refuge relief and Rehabilitation Department allotted a plot of land unto and in favour of one Smt. Ranu Bhattacharjee alias Ranubala Bhattacharjee, Wife of Late Anil Kumar Bhattacharjee the predecessor of the Party No.1, Comprising a Land Measuring about 14 (Fourteen) Chittack, 07 (Seven) Sq.Ft. by a Registered Indenture dated 24-03-1994, duly Registered in the Office of the A.D.R. Alipore, Recorded in Book No. 1, Volume No. 4, Pages 21 to 24, Being No. 331, for the year 1994, and the said Ranu Bhattacharjee alias Ranubala Bhattacharjee died intestate on 20-03-2022 and her husband namely Late Anil Kumar Bhattacharjee died intestate on 03.03.1981; their legal heirs namely One Married Daughter Smt. Sati Chakraborty, and two sons namely Sri Narayan Bhattacharjee and Sri Biswanath Bhattacharjee the First Party No.1, herein Jointly as her legal heirs upon the demise of said Ranu Bhattacharjee alias Ranubala

Bhattacharjee the First Party No.1, Jointly inherited the said property having Assessee No.21-095-06-2140-0, within the municipal limits of the K.M.C. Ward No. 095, the description of the which are fully and particularly referred in the Schedule "A" hereunder.

AND WHEREAS in similar terms the Refuge relief and Rehabilitation Department allotted a plot of land unto and in favour of one Monoranjan Bhattacharjee alias Manaranjan Bhattacharjee, the predecessor of the Party No.2, Comprising a Land Measuring about 12 (Twelve) Chittack, 23(Twenty Three) Sq.Ft. by a Registered Indenture dated 24-03-1994, duly Registered in the Office of the A.D.R. Alipore, Recorded in Book No.- I, Volume No.- 4, Pages 37 to 40, Being No.- 235, for the year 1994, and the said Monoranjan Bhattacharjee alias Manaranjan Bhattacharjee died intestate on 14-01-2019 and his wife namely Smt. Minu Bhattacharjee and one married daughter namely Smt. Bulan Mukherjee the Party No.2, herein Jointly as his legal heirs and upon the demise of said Monoranjan Bhattacharjee alias Manaranjan Bhattacharjee, the Party No.2, the said property duly mutating their names in the records of the Kolkata Municipal Corporation having Assessee No. 21-095-06-2142-4, within the municipal limits of the K.M.C. Ward No.095, the description of the which are fully and particularly referred in the Schedule "A" hereunder.

AND WHEREAS in similar terms the Refuge relief and Rehabilitation Department allotted a plot of land unto and in favour of one Chitta Ranjan Bhattacharjee, the predecessor of the Party No.3 herein, Comprising a Land Measuring about 1 (One) Cottah, 5 (Five) Chittack, 37(Thirty Seven) Sq.Ft. by a Registered Indenture dated 24-03-1994, duly Registered in the Office of the A.D.R. Alipore, Recorded in Book No. I, Volume No. 4, Pages 29 to 32, Being No. 233, for the year 1994, and the said Chitta Ranjan Bhattacharjee, died on 23-10-2015, and his wife namely Smt. Abha Bhattacharjee and one unmarried daughter

namely Ms. Sharmila Bhattacharjee as his legal heirs and upon the demise of said Chitta Ranjan Bhattacharjee, the Party No.3, the said property duly mutuating their names in the records of the Kolkata Municipal Corporation having Assessee No. 21-095-06-2141-2, within the municipal limits of the K.M.C. Ward No. 095, the description of the which are fully and particularly referred in the Schedule "A" hereunder.

AND WHEREAS due to insufficient residential accommodation in respect of the said three premises and their better enjoyment, all the said Owners have been thinking to construct building upon the said land of the said premises and during peaceful enjoyment over the said properties by aforesaid both the parties herein, they jointly intended to develop their said property by raising multistoried building as such they agreed to mutually amalgamation of the said three plots of land with structure.

AND WHEREAS the aforesaid three separate plots of land are contiguous, adjacent, interlinked, interconnected and also under the jurisdiction of the Kolkata Municipal Corporation under ward no.095, being Postal Premises No. 2/99, Azadgarh Colony, K.M.C. Premises No. 140/1/63, N.S.C. Bose Road, and Postal Premises No. 2/99A, Azadgarh Colony, K.M.C. Premises No. 140/1/63A, N.S.C. Bose Road and Postal Premises No.- 2/99B, Azadgarh Colony, K.M.C. Premises No. 140/1/63B, N.S.C. Bose Road, P.O. Regent Park, P.S. Jadavpur Now Golf Green, Kolkata-700040, in the District of South 24-Pargans and all the parties herein here been possessing the said plot of land without any interruption of others.

AND WHEREAS for their better enjoyment as per share of the three groups of parties, the groups shall enjoy their ownership and the parties herein intend to amalgamate their aforesaid three respective plots into a single plot and accordingly for avoiding future litigations

about the same, all the parties herein jointly execute this deed of amalgamation which is registered in the office of A.D.S.R. Alipore and recorded in the Book no.1, Volume no.1605-2023, pages from 80598 to 80636, being no.160502057 for the year 2023.

AND WHEREAS after Amalgamating the said three plots of land by way of Amalgamation deed the said owners namely Smt. Sati Chakraborty, Sri Narayan Bhattacharjee, Sri Biswanath Bhattacharjee, Smt. Minu Bhattacharjee, Smt. Bulan Mukherjee, Smt. Abha Bhattacharjee, Ms. Sharmila Bhattacharjee jointly mutated their names in the office of Kolkata Municipal Corporation and become an absolute owners in respect of K.M.C. Premises No. 140/1/63, N.S.C. Bose Road, Postal Premises No. 2/99, Azadgarh Colony, P.O. Regent Park, P.S. Jadavpur now Golf Green, Kolkata-700040, within the K.M.C. Ward No. 095 Borough no. X, being assessee no. 21-095-06-2140-0, and the Owners herein living there along with their family members and enjoying the same without any disturbances from any corner of the society.

AND WHEREAS the Owners herein above intended to develop upon the said property, measuring more or less 03 Cottah 00 Chittaks 22 Sq. Ft. more fully and particularly mentioned in the SCHEDULE "A" hereunder a new Straight Four storied building thereon but for paucity of funds and other hassles the Owner was looking for a proper person/firm for making construction of building on the said land by investing funds and having experience in the construction of the building. The Developer coming to know the said intention of the Owners approached to the Owners and agreed to invest funds for making development of the property by making construction of building.

AND WHEREAS the Owners and the Developer after having several rounds of discussion have agreed and they offered **M/S. ICON** to

develop their said property by construction of a multistoried building in several terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH that the parties hereto have agreed to abide by the terms and conditions of Agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the following: -

ARTICLE - I

1.1 OWNERS : (1) SMT. SATI CHAKRABORTY (2) SRI NARAYAN BHATTACHARJEE (3) SRI BISWANATH BHATTACHARJEE (4) SMT. MINU BHATTACHARJEE (5) SMT. BULAN MUKHERJEE (6) SMT. ABHA BHATTACHARJEE (7) MS. SHARMILA BHATTACHARJEE

1.2 DEVELOPER : M/S. ICON represented by Sri Indranil Bhattacharjee.

1.3 PREMISES : The land measuring more or less 03 Cottah 00 Chittaks 22 Sq. Ft. along with partly two storied building and temporary structure lying and situated under Mouza - Shibpur, comprised in E. P. No. 315, S.P. No. 206, C.S. Plot No. 617, 618 and 333 (P), J.L. No. 42, within the territorial limits of The Kolkata Municipal Corporation Ward No. 95, Barough X and Postal Premises No. 2/99, Azadgarh Colony, K.M.C. Premises No. 140/1/63, N.S.C. Bose Road, P.O. Regent Park, P.S. Jadavpur now Golf Green, Kolkata-700040, being Assessee no. 21-095-06-2140-0, Dist. 24 Parganas (S), Kolkata 7000 40, W.B. India which is butted and bounded as follows :-

ON THE NORTH : By E.P. No. 316

ON THE SOUTH : By 20 feet Wide K.M.C. Road (Colony Road)

ON THE EAST : By E.P. No. 303

ON THE WEST : By 38 feet Wide K.M.C. Road (Colony Road)

- 1.4 **BUILDING** : The Straight Four storied building to be constructed by the Developer on the said Premises.
- 1.5 **COMMON SERVICE AREAS**: Corridors, stairways, passages, ultimate roof, common lavatories, ways, pump room, overhead water tank, underground water reservoir, water pump, Lift (if any), septic tank, open ground space and all other constructions and relevant facilities attached with the building.
- 1.6 **SALEABLE SPACE**: All space in the new building available for independent use and occupation along with the spaces for common use.
- 1.7 **ARCHITECT**: The person and/or firm to be appointed by the Developer for planning, designing and supervising the new building.
- 1.8 **TRANSFEROR** : The Developer herein.
- 1.9 **TRANSFeree** : The Purchasers who will purchase flat/space in the building from the Developer.
- 1.10 **OWNERS' ALLOCATION**: Save and except the Developers' Allocation the Owners will be entitled to ALL THAT 50% area of

the total constructed building which is given in all floors (i.e. Ground floor, 1st floor, 2nd floor and 3rd floor) of the proposed building along with undivided proportionate share of land and common service area and other amenities attributable thereto in the said Premises more fully and particularly described in the SCHEDULE - "B" hereunder written.

- 1.11 PAYMENT** : Apart from the Owners' Allocation the Developer will pay to the Owners a total non-refundable sum of Rs. 3,00,000 (Rupees Three Lac) only which is already paid as advance at the time of signing of Memorandum of Understanding.
- 1.12 DEVELOPER'S ALLOCATION** : Save and except the Owners' Allocation the Developer will be entitled to all other areas/flats/spaces in the Building along with undivided proportionate share of land and common service area and other amenities attributable thereto in the said premises more fully and particularly described in SCHEDULE - "C" hereunder written.
- 1.13 CONSIDERATION** : Owners' Allocation at the cost of the Developer as aforesaid will be treated as consideration to be given to the Owner against which the Owner will transfer proportionate undivided share/interest of land in the Premises attributable to the Developers' Allocation.
- 1.14 DELIVERY OF VACANT POSSESSION** : In the context shall mean the Owner will handover to the Developer the peaceful vacant well demarcated physical possession in habitable condition of the said premises within 3 (Three) months from the date of this instrument.

1.15 TIME : The Developer will complete Owners' Allocation in complete condition to the Owner within 24 months from the date of delivery of vacant, peaceful possession to the Developer.

ARTICLE - II (OWNER'S RIGHT)

The owners will get 50% area of the total constructed building which is given in all floors (i.e. Ground floor, 1st floor, 2nd floor and 3rd floor) of the proposed building along with undivided proportionate share of land and common service area and other amenities attributable thereto in the said Premises more fully and particularly described in the SCHEDULE - "B" hereunder written.

ARTICLE - III (OWNER'S OBLIGATION)

The Developer shall be entitled to construct and complete the building in accordance of the Building Plan without any interference or hindrance from the side of the Owners.

During the continuance of this Agreement the Owners will not let out, grant, lease, mortgage in respect of the Premises or any portion thereof without the consent in writing of the Developer.

The Owners shall be liable for all taxes and impositions on the Premises and/or part thereof till the date of handing over possession of the Premises to the Developer.

The Owners will execute a Registered Power simultaneously at the time of signing of this instrument in favour of the Developer or its nominee authorizing inter alia : to construct the building,

to sell the flats in the Developers' Allocation and transfer the undivided proportionate share/interest of land in the Premises attributable to the Developers' Allocation and receive consideration therefore at its discretion and execute register and present the Deed of Conveyance in respect of the Flats along with undivided proportionate share/interest of land in the Premises attributable to the Developers' Allocation.

The Owner with the execution of this Agreement will hand over all Original Documents, Title Deed to the Developer against Proper Receipt. Those documents will remain with the said Developer till the Owner/Occupier of the said building form an association or common body.

The Owners will be solely responsible for delivering the peaceful, vacant, well demarcated physical possession of the Premises to the Developer within 3 (Three) months from the date of this Agreement.

The Owners will extend all reasonable co-operations to the Developer for erecting construction of the new building free of cost.

The Owners will bear all proportionate taxes and impositions in respect of the Owners' Allocation and/or part thereof from the date of getting possession of the Owners' Allocation from the Developers.

ARTICLE - IV (DEVELOPER'S RIGHT)

The Owners hereby grants exclusive right to the Developer to build and complete the building and commercially exploit the Developers' Allocation without any obstruction from the Owners.

The Developer will have full right and absolute authority to enter into any Agreement with any Purchaser/Purchaser's in respect of the Developers' Allocation at any price of its discretion and receive Advance/Consideration in full thereof.

The Developer will be entitled to receive, collect and realize all money out of the Developers' Allocation without creating any liability of the Owners.

The Developer will be entitled to deliver the Flats and Spaces pertaining to the Developers' Allocation to the Purchasers.

The Developer will be entitled to transfer the undivided proportionate share of land in the Premises attributable to Developers' Allocation on the strength of the POWER OF ATTORNEY to be given by the Owners.

The Developer will be entitled to make publicity and advertisement in all possible manners for the benefit of commercial exploitation of the Developers' Allocation in the Building.

ARTICLE - V (DEVELOPER'S OBLIGATION)

The Developer will deliver the Owners' Allocation in complete habitable condition to the Owner within 24 months from the date of hand over vacant possession to the Developer.

- The Developer will complete the Owners' Allocation with the specification annexed hereto and marked with ANNEXURE - "A".

The Developer will construct the building with standard materials available in the market.

The Developer will bear all cost arising out of the construction of the building.

The Developer will bear all taxes and impositions in respect of the said Premises from the date of getting possession of the said Premises till delivery of Owners' Allocation to the Owners.

ARTICLE - VI (OWNER'S INDEMNITY)

The Owners declares that they have full right and absolute authority to enter into this Agreement with the Developer.

The Owners declares that saved and except the Owners herein no other person have any right title and interest on the Premises.

The Owner declares that there is no defect in the Title of the said Premises.

The Owner declares that no other Agreement whatsoever subsists in respect of the Premises.

The Owner declares that they will use or cause to be used the Owners' Allocation for residential purpose only except Ground floor.

ARTICLE - VII (DEVELOPER'S INDEMNITY)

The Developer indemnifies the Owner against all claims, actions, suits and proceedings arising out of any acts of the Developers in connection with the construction of the building.

The Developer declares that they will use or cause to be used the Developers' Allocations for residential and/or commercial purpose only.

ARTICLE - VII (COMMON RESTRICTIONS)

Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any trade or activity detrimental to the peaceful living of the other occupiers of the building.

Neither party shall demolish or permit to demolish any wall or make any structural alteration to the building.

Both parties will jointly form Association and/or common body to look after the maintenance of the building.

Neither party shall use or permit to use of their respective allocation or any portion of the new building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.

Both parties will bear proportionately tax, maintenance cost, day to day expenditure of their respective allocations from the date of getting their respective allocation.

ARTICLE - IX (MISCELLANEOUS)

The Owners and the Developer have entered into Agreement purely as a contracted and nothing herein shall deed to construct a partnership between the parties in any manner whatsoever.

Save and except this Agreement no Agreement and/or oral representation exist or will have any validity.

After completion of the Owners' Allocation in habitable condition, the Developer will issue notice to his/her to take delivery of the same. The notice itself will be treated as to the delivery of possession of the Owners' Allocation whether the Owners take physical possession of his/her allocation or not.

The Developer will bear the temporary accommodation charge of two owners i.e. Minu Bhattacharjee and Abha Bhattacharjee and Sharmila Bhattacharjee for two separate accommodation and pay Rs. 10,000/- (Rupees Ten thousand) only each till hand over of the owners allocation.

The salvage value of the old existing structure will be taken by the Developer and the Owners shall have no right to raise any objection in that account.

That the said property is free from all encumbrances, mortgages, charges, liens, lis pendens, claims, demands, liabilities,

acquisition, requisitions alignment; any third parties' interest whatsoever.

That the Owners have not deposited the title deed in respect of the said property with any person or persons with an intention to create equitable mortgage or as security for performance of any act or for payment of any money or a debts.

That there are no legal impediment/cases/litigations of any nature whatsoever for the Owners to entrust to the Developers for development of the said property and/or the said land in the manner as herein agreed and/or the construction of the said building as per the plan.

That the Owners have not entered into any agreement before this instrument or will not enter into any agreement during the time of construction for sale and/or development in respect of the said property or any part thereof with any person or persons whatsoever.

That the owners will hand over all original papers tile deed of land to the developer at the time of execution of registered Development Agreement with Development Power of Attorney.

That for any major structural failure only like settlement of structure and major damage at frame structure like foundation, Beam, Column and roof for a certain period of 5 years Developer will be responsible. In case of any major changes internally which may cause damage to the principal structure, developer would not be held responsible.

ARTICLE - X (FORCE MAJURE)

The Developer will complete the Owners' Allocation within the stipulated period subject to the circumstances which may be beyond control of the Developers.

ARTICLE - XI (JURISDICTION)

The Court at Alipore, South 24 Parganas and the High Court at Kolkata will have the exclusive jurisdiction over this Agreement.

FIRST SCHEDULE**(SCHEDULE - "A") ABOVE REFERRED TO**

ALL THAT piece and parcel of land measuring more or less **more or less 3 Cottah 00 Chittaks 22 Sq. Ft.** along with 1000 Sq.ft. two storied building (500 Sq.ft. in ground foor and 500 Sq.ft. in 1st floor) and temporary structure lying and situated under Mouza - Shibpur, comprised in E. P. No. 315, S.P. No. 206, C.S. Plot No. 617, 618 and 333 (P), J.L. No. 42, within the territorial limits of The Kolkata Municipal Corporation Ward No. 95, Barough X and Postal Premises No. 2/99, Azadgarh Colony, K.M.C. Premises No. 140/1/63, N.S.C. Bose Road, P.O.-Regent Park, P.S.- Jadavpur now Golf Green, Kolkata-700040, being Assessee no. 21-095-06-2140-0, Dist. 24 Parganas (S), Kolkata 7000 40, W.B. India which is butted and bounded as follows: -

ON THE NORTH : By E.P. No. 316

ON THE SOUTH : By 20 feet Wide K.M.C. Road (Colony Road)

ON THE EAST : By E.P. No. 303

ON THE WEST : By 38 feet Wide K.M.C. Road (Colony Road)

DEVELOPMENT POWER OF ATTORNEY
RELATED WITH
DEVELOPMENT AGREEMENT as mentioned earlier

KNOW ALL MEN BY THESE PRESENTS, We(1) **SMT. SATI CHAKRABORTY** (PAN NO. AOJPC6477N) (Aadhaar No. 3182-4983-8585) wife of Late Prabir Chakraborty and daughter of Late Anil Kumar Bhattacharjee and Late Ranu Bhattacharjee alias Late Ranubala Bhattacharjee, by occupation - Housewife (2) **SRI NARAYAN BHATTACHARJEE** (PAN NO. AOUPB1420M) (Aadhaar No. 468799926344) son of Late Anil Kumar Bhattacharjee and Late Ranu Bhattacharjee alias Late Ranubala Bhattacharjee, by occupation - Business (3) **SRI BISWANATH BHATTACHARJEE** (PAN NO. APJPB3897A) (Aadhaar No. 438034580695) son of Late Anil Kumar Bhattacharjee and Late Ranu Bhattacharjee alias Late Ranubala Bhattacharjee, by occupation - Service (4) **SMT. MINU BHATTACHARJEE** (PAN NO. BKXPB9800P) (Aadhaar No. 815971468675) wife of Late Monoranjan Bhattacharjee alias Manaranjan Bhattacharjee, by occupation - Housewife (5) **SMT. BULAN MUKHERJEE** (PAN NO. AMLPM3074D) (Aadhaar No. 906252748084) wife of Late Debotosh Mukherjee and daughter of Late Monoranjan Bhattacharjee alias Manaranjan Bhattacharjee, by occupation - Housewife (6) **SMT. ABHA BHATTACHARJEE** (PAN NO. AWHPB9022E) (Aadhaar No. 269777968561) wife of Late Chittaranjan Bhattacharjee, by occupation - Housewife, and (7) **MS. SHARMILA BHATTACHARJEE** (PAN NO. BHTPB7110H) (Aadhaar No. 401538499244) daughter of Late Chittaranjan Bhattacharjee, by Occupation - Household duty, all are by faith - Hindu, all are by nationality - Indian, all are residing at 2/99, Azadgarh Colony. P.O. Regent Park, P.S. Jadavpur now Golf Green, Kolkata - 700040, District - South 24 Parganas, West Bengal, India, hereinafter called and referred to as **PRINCIPAL/EXECUTANT** of this Development Agreement.

WHEREAS We the executant being the owners of the Schedule "A" Property do hereby nominate constitute and appoint jointly **SRI INDRANIL BHATTACHARJEE** (PAN No. AGOPB1649J) (Aadhaar No. 870449615579) son of Sri Probodh Kumar Bhattacharjee, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 2/89 Azadgarh, P.O. Regent Park, P.S. Jadavpur now Golf Green, Kolkata - 700040, District South 24- Parganas, being Proprietor of **M/S. ICON**, having its office at Premises No. 88A, N.S.C. Bose Road, P.O. Regent Park, P. S. Jadavpur now Golf Green, Kolkata - 700040, our lawful attorney in our name and on our behalf to do and execute and perform to do inter alia the following acts and deeds and things, viz.

- To look after work, manage, control and supervise the affairs of our Schedule "A" Property.
- To appoint Engineer/Architect to prepare building plan for construction on our said property referred to in Schedule here under written.
- To Supervise the construction of the building at Postal Premises No. 2/99, Azadgarh Colony, K.M.C. Premises No. 140/1/63, N.S.C. Bose Road, P.O. Regent Park, P.S.- Jadavpur now Golf Green, Kolkata-700040, more successfully described in Schedule "A" written herein under.
- To plan, design, work, manage, construct, control and supervise the construction of the building at Postal Premises No. 2/99, Azadgarh Colony, K.M.C. Premises No. 140/1/63, N.S.C. Bose Road, P.O. Regent Park, P.S.- Jadavpur now Golf Green, Kolkata-700040, more successfully described in Schedule "A" written herein under.
- To procure Building Materials, Electrical and sanitary fittings and fixtures and to engage plan makers, designers, architects,

engineers and masons and workmen for the purpose of said construction at Postal Premises No. 2/99, Azadgarh Colony, K.M.C. Premises No. 140/1/63, N.S.C. Bose Road, P.O. Regent Park, P.S.- Jadavpur now Golf Green, Kolkata-700040, more successfully described in Schedule "A" written herein under.

- To enter into and conclude any agreement of sale in respect of the properties described in the Schedule below to any purchaser or purchasers out of developers' allocation at such price which our said attorney, in their absolute discretion think proper and or to cancel or repudiate the same.
- To receive from the intending purchaser or purchasers any earnest money and or advance or advances and the balance of purchase money and to give good valid receipt and discharge for Developers' allocated portion the same this will protect the purchaser or purchasers.
- Upon such receipt as previously mentioned in my name (developer) and as our act and deed, to sign, execute and deliver any conveyance or conveyances of the said property in favour of the said purchaser or purchasers or their nominee or nominees or assignee and to deliver possession thereof.
- To sign and execute all other deeds, instruments and assurances which our Attorney shall consider necessary and to enter into and or agree to such covenants and conditions as may be required for fully and effectually conveying the said property as we could do ourselves, if personally present for Developers' allocation only.
- To present any such conveyance or conveyances for registration, to admit execution and on receipt of consideration before the said Registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and

effectually in all respect as we could do the same ourselves for Developers' allocation only as per development agreement herein in above.

- To approach all concerned authorities in respect of the said property and for that purpose to sign, such applications, papers, writings, and undertakings as may be required and to carry out correspondence with the authorities concerned, to appear before them and also to prefer appeals from any order of the competent or any other authority made under the provisions of the said Act.
- To appear before any officer, authority-Department, Magistrate, Court, Tribunal, Judicial or Quasi-Judicial officer and represent us and in connection therewith file appeals or revision or representation and appoint Advocates and lawyers to appear and act in all matters connected with or in relation to the said premises.
- To sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revision, review petitions in connection with any proceeding, on our behalf.

Generally, to do, act and perform all acts deeds, things, matters which are necessary for all or any of the previously mentioned purposes and to give full effect thereof and for rendering these presents valid and effectual to all intents and purposes.

AND we do hereby agree to ratify and confirm all and whatever other act or acts our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said property or in the matter of conducting any litigation relating to the said property or in the matter of representing me before any authority or authorities both public, private and statutory with relation to the property above referred under and virtue of these presents notwithstanding no express power in that behalf is hereunder provided.

FIRST SCHEDULE
(SCHEDULE - "A") ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less **more or less 3 Cottah 00 Chittaks 22 Sq. Ft.** along with 1000 Sq.ft. two storied building (500 Sq.ft. in ground foor and 500' Sq.ft. in 1st floor) and temporary structure lying and situated under Mouza - Shibpur, comprised in E. P. No. 315, S.P. No. 206, C.S. Plot No. 617, 618 and 333 (P), J.L. No. 42, within the territorial limits of The Kolkata Municipal Corporation Ward No. 95, Barough X and Postal Premises No. 2/99, Azadgarh Colony, K.M.C. Premises No. 140/1/63, N.S.C. Bose Road, P.O. Regent Park, P.S. Jadavpur now Golf Green, Kolkata-700040, being Assessee no. 21-095-06-2140-0, Dist. 24 Parganas (S), Kolkata 7000 40, W.B. India which is butted and bounded as follows: -

ON THE NORTH : By E.P. No. 316

ON THE SOUTH : By 20 feet Wide K.M.C. Road (Colony Road)

ON THE EAST : By E.P. No. 303

ON THE WEST : By 38 feet Wide K.M.C. Road (Colony Road)

SECOND SCHEDULE
SCHEDULE - "B" ABOVE REFERRED TO
(OWNERS' ALLOCATION)

Save and except the Developers' Allocation the Owners will be entitled to ALL THAT 50% area of the total constructed building which is given in all floors (i.e. Ground floor, 1st floor, 2nd floor and 3rd floor) of the proposed building along with undivided proportionate share of land and common service area and other amenities attributable thereto in the said Premises more fully and particularly described in the SCHEDULE - "B" hereunder written.

THIRD SCHEDULE
SCHEDULE - "C" ABOVE REFERRED TO
(DEVELOPERS' ALLOCATION)

Save and except the Owners' Allocation the Developer will be entitled to get rest 50% areas/flats/spaces in the building along with undivided proportionate share of land and common service area and other amenities attributable thereto in the said premises more fully and particularly described in SCHEDULE - "C" hereunder written.

FOURTH SCHEDULE
ANNEXURE - 'A'
Specification of Construction

Foundation	:	The building is designed on R.C.C. footing and frame as per design.
Walls	:	All the external walls shall be of 200 mm. thick brick wall with both side cement plaster. All internal partition walls shall be 75mm. thick brick wall with both side cement plaster.
Doors	:	Sal wood frames and all doors shutters shall be of 32 mm. thick flash doors main door entrance door will be 32mm. thick flash door of ply wood
Window & M.S. Grill & Paint	:	All the windows shall be steel frames with integrated painted grill (18mm x 5mm) having Aluminum sliding with glass.
Door & windows fittings	:	All the doors fittings such as M.S. Hings, (only main Door) with handle, stainless steel tower bolts, door stoppers to main door.
Flooring	:	All the flooring shall be marble/tiles (Victified-Kajaria Brand/Jonson) having skirting in 100 mm high. Toilet wall shall have 5'-0" High glazed tiles (white printed) over skirting on all sides, W.C. wall will be 5' high glazed tiles over skirting. Kitchen shall have

		<p>2½' height glazed tiles over the table top of 6' x 18" black stone with Granite top and also a Steel Sink (Branded) will be fixed of size 18" x 24".</p> <p>Toilet Floor would be of marble finish, loft to be provided over half portion of toilet.</p>
Internal Finish to walls & External Walls	:	<p>All interior walls, ceiling of rooms, verandah, kitchen-cum-dining, living and toilets, W.C. shall be finished in plaster of paris. Staircase will be finished with white Plaster of paris and the door shutter will be one coat primer paints and double coat of paint (white). External Walls would be Finished with one coat of Snowcem, one coat of primer and double coat of exterior colour of ICI Branded.</p>
Sanitary & Plumbing	:	<p>All the internal horizontal soil and waste water pipe shall be of 75 mm. and 100 mm. dia P.V.C. pipes. All the vertical soil vent and waste water pipes shall be in 75 mm. to 100 mm. dia. PVC pipes exposed to walls. All the rain water pipe shall be 100 mm. dia PVC in good quality (Jaiswal). All water supply pipes shall be within concealed to walls of toilet and W.C.</p>

	<p>Toilet (Both) will be provided with commod (white) (Nelco) make, with low-down P.V.C. cistern, 1 no. 16" x 20" white colour wash basin (Nelco) shower provision and in Toilet bath fittings such as stop cock, bibcock, pillar cock, etc. will be in C.P. brush. (Essco Make)</p>
<p>Electrification</p>	<p>All the internal wiring shall be concealed in polythene conduct, all wires shall be of coppers, all switch boards of M.S. flush with walls with 'Acrylic' board cover and all switches of 'Pritom' brand.</p> <p>Bed room shall be provided with 2 nos. light points plus 1 no. fan point plus 1 no. 5 Amp. plug point. 1 no. AC point.</p> <p>Dining space shall be provided with 2 nos. light points plus 1 no. fan Points 1 no. 1 no. 15 amps plug point. Amp. plug point plus 1 no. calling bell point.</p> <p>Kitchen shall be provided with 1 no. light point and 1 no. Exhaust fan point. 1 no. micro oven, one freezpoint.</p> <p>Varandah shall be provided with 1 no. light point, toilet shall be provided with 1 no. light point and 1 no. 15 Amp. plug point and one no. Exhaust fan point. W.C. (if provided) 1 no. light</p>

	<p>Maintenance of the flat/flats at proportionate cost will be managed by the flat owners.</p> <p>Extra cost is to be paid for extra work beyond the agreement Annexure in advance to the Developer as per market rate.</p>
--	---

THE FIFTH SCHEDULE AS ABOVE REFERRED TO
(Description of common areas, parts and facilities and expenses)

1. Stair case on all the floors.
2. Stair case landings on all floors.
3. Water pump, water tanks (underground and overhead), septic tank, water pipes and other plumbing installations.
4. Electrical wiring meters and fittings, meter board etc. (excluding those as are installed for any particular flat).
5. Drainage and sewerage.
6. Pump room.
7. Boundary walls if any and main gates foundation, columns, beams, main walls etc.
8. Vacant spaces around the said premises and all easement rights belong to the said building.
9. Such other common parts areas equipments installations fixtures fittings and spaces in or about the said proposed building as are necessary for passage, user and occupation of the flats in common as are specified by the Owners and Contractors expressly to be the common parts of the proposed building;
10. Common use of ultimate roof of the building;
11. Installation of T.V. Antenna.

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

SIGNED, SEALED & DELIVERED

AT KOLKATA in presence of the following WITNESSES:

1. Kamal Lal Saha
88A, N.S.C. Bose Rd.
Kolkata - 700040.
2. Prasan Mahapatra
Alipore Police Court.
KOL - 27

Sati Chakraborty
Narayan Bhattacharjee
Bimanath Bhattacharjee

Minku Bhattacharjee
Rulan Mukherjee
Alpa Bhattacharjee
Sharmila Bhattacharjee

Signature of the Owners/
First Parties/ Executants
and Principals

M/S. ICON
Bhattacharjee
Proprietor

Signature of the Developer
SRI INDRANIL BHATTACHARJEE
(Proprietor of M/S. ICON)

Bhattacharjee

Second Parties and Attorneys
(SRI INDRANIL BHATTACHARJEE)

Drafted by me:

Amitabha Ray
Advocate
Alipore Police Court
KOL - 27
WB/238/1984

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name SATI CHAKRABORTY
 Signature Sati Chakraborty

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name NARAYAN BHATTACHARJEE
 Signature Narayan Bhattacharjee

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name BISWANATH BHATTACHARJEE
 Signature Biswanath Bhattacharjee

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name MINU BHATTACHARJEE
 Signature Minu Bhattacharjee



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

Name BULAN MUKHERJEE

Signature Bulan Mukherjee



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

Name ABHA BHATTACHARJEE

Signature Abha Bhattacharjee



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

Name SHARMILA BHATTACHARJEE

Signature Sharmila Bhattacharjee



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

Name INDRANIL BHATTACHARJEE

Signature Bhattacharjee








Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16052000031620/2024

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Minu Bhattacharjee 2/99, Azadgarh Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700040	Land Lord			Minu Bhattacharjee 2.02.24
2	Smt Bulan Mukherjee 2/99, Azadgarh Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700040	Land Lord			Bulan Mukherjee 2.02.24
3	Smt Abha Bhattacharjee 2/99, Azadgarh Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700040	Land Lord			Abha Bhattacharjee 02/02/2024

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Ms Sharmila Bhattacharjee 2/99, Azadgarh Colony, City:-, P.O:- Regent Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040	Land Lord			Sharmila Bhattacharjee 02/02/2024

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Prasun Mahapatra Son of Mr P K Mahapatra Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Smt Sati Chakraborty, Mr Narayan Bhattacharjee, Mr Biswanath Bhattacharjee, Smt Minu Bhattacharjee, Smt Bulan Mukherjee, Smt Abha Bhattacharjee, Ms Sharmila Bhattacharjee, Mr Indranil Bhattacharjee		 245	Prasun Mahapatra 2.2.24

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



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



192023240366461228

GRN Details

GRN:	192023240366461228	Payment Mode:	SBI Epay
GRN Date:	01/02/2024 10:19:38	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4836118743415	BRN Date:	01/02/2024 10:20:32
Gateway Ref ID:	1387638547	Method:	Bank of Baroda NB
GRIPS Payment ID:	010220242036646121	Payment Init. Date:	01/02/2024 10:19:38
Payment Status:	Successful	Payment Ref. No:	2000031620/1/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr INDRANIL BHATTACHARJEE
Address:	2/89, AZADGARH, REGENT PARK, KOLKATA 700 040
Mobile:	9903901577
E-Mail:	indragb67@gmail.com
Period From (dd/mm/yyyy):	01/02/2024
Period To (dd/mm/yyyy):	01/02/2024
Payment Ref ID:	2000031620/1/2024
Dept Ref ID/DRN:	2000031620/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000031620/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	6071
2	2000031620/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	3028
			Total	9099

IN WORDS: NINE THOUSAND NINETY NINE ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



010220242036646121

GRIPS Payment Detail

GRIPS Payment ID:	010220242036646121	Payment Init. Date:	01/02/2024 10:19:38
Total Amount:	9099	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4836118743415	BRN Date:	01/02/2024 10:20:32
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr INDRANIL BHATTACHARJEE
Mobile: 9903901577

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240366461228	Directorate of Registration & Stamp Revenue	9099
Total			9099

IN WORDS: NINE THOUSAND NINETY NINE ONLY.

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

Major Information of the Deed

Deed No :	I-1605-00210/2024	Date of Registration	07/02/2024
Query No / Year	1605-2000031620/2024	Office where deed is registered	
Query Date	03/01/2024 11:17:14 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDIP MUKHERJEE ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831560509, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 47,66,251/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,071/- (Article:48(g))	Rs. 3,028/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :



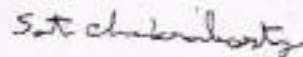


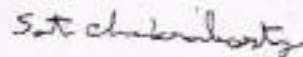


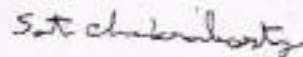


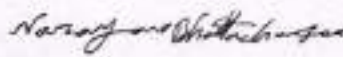


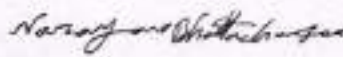


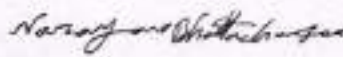


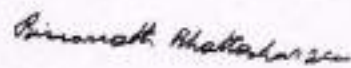


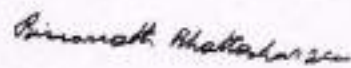


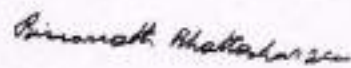
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N S C Bose Road (Azadgarh Colony), Premises No: 140/1/63, Ward No: 095 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 22 Sq Ft	1/-	40,91,251/-	Width of Approach Road: 38 Ft.
Grand Total :				5.0004Dec	1 /-	40,91,251 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	6,75,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1000 sq ft	1 /-	6,75,000 /-	

Land Lord 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> Smt Sati Chakraborty Wife of Late Prabir Chakraborty Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>02/02/2024</td> <td></td> <td>LTI 02/02/2024</td> <td>02/02/2024</td> </tr> </tbody> </table> <p>2/99, Azadgarh Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: a0xxxxxx7n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Smt Sati Chakraborty Wife of Late Prabir Chakraborty Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office		 Captured		02/02/2024		LTI 02/02/2024	02/02/2024
Name	Photo	Finger Print	Signature										
Smt Sati Chakraborty Wife of Late Prabir Chakraborty Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office		 Captured											
02/02/2024		LTI 02/02/2024	02/02/2024										
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 Narayan Bhattacharjee Son of Late Anil Kumar Bhattacharjee Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>02/02/2024</td> <td></td> <td>LTI 02/02/2024</td> <td>02/02/2024</td> </tr> </tbody> </table> <p>2/99, Azadgarh Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: a0xxxxxx0m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr Narayan Bhattacharjee Son of Late Anil Kumar Bhattacharjee Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office		 Captured		02/02/2024		LTI 02/02/2024	02/02/2024
Name	Photo	Finger Print	Signature										
Mr Narayan Bhattacharjee Son of Late Anil Kumar Bhattacharjee Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office		 Captured											
02/02/2024		LTI 02/02/2024	02/02/2024										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Biswanath Bhattacharjee (Presentant) Son of Late Anil Kumar Bhattacharjee Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>02/02/2024</td> <td></td> <td>LTI 02/02/2024</td> <td>02/02/2024</td> </tr> </tbody> </table> <p>2/99, Azadgarh Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: a0xxxxxx7a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr Biswanath Bhattacharjee (Presentant) Son of Late Anil Kumar Bhattacharjee Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office		 Captured		02/02/2024		LTI 02/02/2024	02/02/2024
Name	Photo	Finger Print	Signature										
Mr Biswanath Bhattacharjee (Presentant) Son of Late Anil Kumar Bhattacharjee Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office		 Captured											
02/02/2024		LTI 02/02/2024	02/02/2024										

4	<p>Smt Minu Bhattacharjee Wife of Late Monoranjan Bhattacharjee 2/99, Azadgarh Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bkxxxxxx0p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Pvt. Residence</p>
5	<p>Smt Bulan Mukherjee Wife of Late Debotosh Mukherjee 2/99, Azadgarh Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: amxxxxxx4d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Pvt. Residence</p>
6	<p>Smt Abha Bhattacharjee Wife of Late Chittaranjan Bhattacharjee 2/99, Azadgarh Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: awxxxxxx2e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Pvt. Residence</p>
7	<p>Ms Sharmila Bhattacharjee Daughter of Late Chittaranjan Bhattacharjee 2/99, Azadgarh Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bhxxxxxx0h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>M S Icon 88A, N S C Bose Road, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: agxxxxxx9j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Mr Indranil Bhattacharjee Son of Mr. Probodh Kumar Bhattacharjee Date of Execution - 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024, Place of Admission of Execution: Office</p>	 Feb 2 2024 11:47AM	 Captured LTI 02/02/2024	 02/02/2024

2/89, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: agxxxxxx9j,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M S Icon (as SOLE PROPRIETORSHIP)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prasun Mahapatra Son of Mr P K Mahapatra Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	02/02/2024	02/02/2024	02/02/2024

Identifier Of Smt Sati Chakraborty, Mr Narayan Bhattacharjee, Mr Biswanath Bhattacharjee, Smt Minu Bhattacharjee, Smt Bulan Mukherjee, Smt Abha Bhattacharjee, Ms Sharmila Bhattacharjee, Mr Indranil Bhattacharjee

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Sati Chakraborty	M S Icon-0.714345 Dec
2	Mr Narayan Bhattacharjee	M S Icon-0.714345 Dec
3	Mr Biswanath Bhattacharjee	M S Icon-0.714345 Dec
4	Smt Minu Bhattacharjee	M S Icon-0.714345 Dec
5	Smt Bulan Mukherjee	M S Icon-0.714345 Dec
6	Smt Abha Bhattacharjee	M S Icon-0.714345 Dec
7	Ms Sharmila Bhattacharjee	M S Icon-0.714345 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Sati Chakraborty	M S Icon-142.85714300 Sq Ft
2	Mr Narayan Bhattacharjee	M S Icon-142.85714300 Sq Ft
3	Mr Biswanath Bhattacharjee	M S Icon-142.85714300 Sq Ft
4	Smt Minu Bhattacharjee	M S Icon-142.85714300 Sq Ft
5	Smt Bulan Mukherjee	M S Icon-142.85714300 Sq Ft
6	Smt Abha Bhattacharjee	M S Icon-142.85714300 Sq Ft
7	Ms Sharmila Bhattacharjee	M S Icon-142.85714300 Sq Ft

On 02-02-2024

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

Presented for registration at 11.30 hrs on 02-02-2024, at the Office of the A.D.S.R, ALIPORE by Mr Biswanath Bhattacharjee, 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 47,66,251/-

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

Execution is admitted on 02/02/2024 by 1. Smt Sali Chakraborty, Wife of Late Prabir Chakraborty, 2/99, Azadgarh Colony, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 2. Mr Narayan Bhattacharjee, Son of Late Anil Kumar Bhattacharjee, 2/99, Azadgarh Colony, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business, 3. Mr Biswanath Bhattacharjee, Son of Late Anil Kumar Bhattacharjee, 2/99, Azadgarh Colony, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service

Identified by Mr Prasun Mahapatra, , Son of Mr P K Mahapatra, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 02-02-2024 by Mr Indranil Bhattacharjee, SOLE PROPRIETORSHIP, M S Icon (Sole Proprietorship), 68A, N S C Bose Road, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Identified by Mr Prasun Mahapatra, , Son of Mr P K Mahapatra, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Endorsement by Commissioner after execution of Visit Commission Case No:-000076 of 2024

1. Having visited the residence of Smt Minu Bhattacharjee, , Wife of Late Monoranjan Bhattacharjee, 2/99, Azadgarh Colony, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession House wife I have this day examined the said Smt Minu Bhattacharjee who has been identified to my satisfaction by Mr Prasun Mahapatra, , Son of Mr P K Mahapatra, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others AND the said Smt Minu Bhattacharjee has admitted the execution of this document

2. Having visited the residence of Smt Bulan Mukherjee, , Wife of Late Debotosh Mukherjee, 2/99, Azadgarh Colony, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession House wife I have this day examined the said Smt Bulan Mukherjee who has been identified to my satisfaction by Mr Prasun Mahapatra, , Son of Mr P K Mahapatra, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others AND the said Smt Bulan Mukherjee has admitted the execution of this document

3. Having visited the residence of Smt Abha Bhattacharjee, , Wife of Late Chittaranjan Bhattacharjee, 2/99, Azadgarh Colony, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession House wife I have this day examined the said Smt Abha Bhattacharjee who has been identified to my satisfaction by Mr Prasun Mahapatra, , Son of Mr P K Mahapatra, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others AND the said Smt Abha Bhattacharjee has admitted the execution of this document

4. Having visited the residence of Ms Sharmila Bhattacharjee, , Daughter of Late Chittaranjan Bhattacharjee, 2/99, Azadgarh Colony, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession House wife I have this day examined the said Ms Sharmila Bhattacharjee who has been identified to my satisfaction by Mr Prasun Mahapatra, , Son of Mr P K Mahapatra, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others AND the said Ms Sharmila Bhattacharjee has admitted the execution of this document

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,028.00/- (B = Rs 3,000.00/- , E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/02/2024 10:20AM with Govt. Ref. No: 192023240366461228 on 01-02-2024, Amount Rs: 3,028/-, Bank: SBI EPay (SBIePay), Ref. No. 4836118743415 on 01-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 6,071/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3221, Amount: Rs.1,000.00/-, Date of Purchase: 31/01/2024, Vendor name: Bidyut Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/02/2024 10:20AM with Govt. Ref. No: 192023240366461228 on 01-02-2024, Amount Rs: 6,071/-, Bank SBI EPay (SBIEPay), Ref. No. 4836118743415 on 01-02-2024, Head of Account 0030-02-103-003-02

(Signature)

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

On 07-02-2024

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.

(Signature)

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

