

16116/22

I-16178/2022



अभिमुख पश्चिम बंगाल WEST BENGAL

AN 034139

Certified that the document is admitted in Registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

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

03 DEC 2022

AGREEMENT FOR DEVELOPMENT

THIS DEED OF AGREEMENT FOR DEVELOPMENT is made this the  
5<sup>th</sup> day of December, 2022 (Two Thousand Twenty-Two) BETWEEN,

05 DEC 2022

1021

NO. DATE

NAME

ADDRESS

18/12  
Sreeta Banojta Saha  
10 Tinkari Ghosh Lane  
AL-26

ALIPORE JUDGE'S COURT  
A. K. SAMAPATI

SIGNATURE



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS ALIPORE

09 DEC 2022

Partha Sana

PARTHA SANA

DEED WRITER

L. No.- 132/2013

ALIPORE POLICE COURT

KOLKATA-700027



(1) SMT. SRILA BANERJEE, having PAN AOXPB0546H, Aadhaar No. 4937 8498 6191, wife of Late Tapas Kumar Banerjee, by faith : Hindu, by nationality : Indian, by occupation : House-Wife, residing at 10, Tinkori Ghosh Lane, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026 and (2) SMT. SWATI CHAKRABORTY, having PAN : AHWPC5043N, Aadhaar No. 9579 4216 1541, wife of Subhabrata Chakraborty and daughter of Late Tapas Kumar Banerjee, by faith : Hindu, by nationality : Indian, by occupation : House-Wife, residing at 10, Tinkori Ghosh Lane, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026, hereinafter jointly called and referred to as "the OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

"CALCUTTA CONSTRUCTION", a Partnership Firm, bearing PAN No.AADFC9887C, having its Registered Office at 7B, Nepal Bhattacharjee Street, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026, having represented by its Partners (1) SRI GAUTAM BANERJEE, having PAN No.AEHPB1254N, Aadhaar No.7848 7995 9507, son of Sri Kashi Nath Banerjee, by faith : Hindu, by nationality :

Indian, by occupation : Business, residing at 57A, Gurupada Halder Road, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026 and (2) SRI DEBOJIT CHAKRABORTY, having PAN No.ACRPC0276B, Aadhaar No.6740 2626 0840, son of Late Shyam Sundar Chakraborty, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 7B, Nepal Bhattacharjee Street, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026, hereinafter called and referred to as "the DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the OTHER PART.

WHEREAS originally one Sailendra Nath Bandyopadhyay had become the sole and absolute Owner in respect of ALL THAT piece and parcel of land measuring about 3 (Three) Cottahs 11 (Eleven) Chittacks 22 (Twenty-Two) more or less together with old dilapidated Building standing thereon, the then known and numbed as Municipal Premises No.2, Nepal Bhattacharjee Road at present 10, Tinkori Ghosh Lane, Police Station : Kalighat, then Calcutta : 26 now Kolkata : 700026, within the limits of the then Calcutta Corporation thereafter the Calcutta Municipal Corporation now the Kolkata Municipal Corporation by purchase by way of a registered Deed of Bengali

Kobala from the then Owners Subodh Chandra Sarkar & others for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 22<sup>nd</sup> July, 1960 in the Office of the Sub-Registrar at Alipore Sardar, 24 Parganas and recorded in Book No.I, Volume No.92, Pages 244 to 252, Being No.5989 for the year 1960.

AND WHEREAS while absolutely seized and possessed of the aforesaid property as Owner thereof, said Sailendra Nath Bandyopadhyay published his last Will & Testament on 21<sup>st</sup> November, 1990, wherein he bequeathed his aforesaid property unto and in favour of his 2<sup>nd</sup> younger son Tapas Kumar Banerjee and appointed his elder son Tarun Kumar Banerjee as the sole Executor. The said Will was duly registered in the Office of the District Sub-Registrar at Alipore, South 24 Parganas and recorded in Book No.III, Volume No.7, Pages 57 to 60, Being No.163 for the year 1990.

AND WHEREAS Sailendra Nath Bandyopadhyay died testate on ..... and upon his demise, said Tarun Kumar Banerjee being the sole Executor of the aforesaid Will applied for Probate of the same before the Learned District Judge at Alipore vide Act XXIX Case No.5 of 1997(P). Probate of the said will was granted on vide Order dated 27<sup>th</sup> August, 1998 of the Learned Court.



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AND WHEREAS in terms of the said Will dated 21<sup>st</sup> November, 1990, the aforesaid property absolutely devolved upon Tapas Kumar Banerjee as sole and absolute Owner thereof to the exclusion of others.

AND WHEREAS while absolutely seized and possessed of the aforesaid property as sole and absolute Owner thereof, Tapas Kumar Banerjee died intestate on 27<sup>th</sup> December, 2006 leaving behind him surviving his wife Smt. Srila Banerjee and one daughter Smt. Swati Chakraborty, as his only legal heirs and successors, who jointly inherited the aforesaid property as per Hindu Succession Act, 1956.

AND WHEREAS Smt. Srila Banerjee and Smt. Swati Chakraborty as joint Owners of the aforesaid property mutated their names in the Office of the Kolkata Municipal Corporation in respect of their aforesaid property and the aforesaid property was assessed under Assessee No.11-083-32-0012-4.

AND WHEREAS Smt. Srila Banerjee and Smt. Swati Chakraborty, are the present joint owners of the aforesaid property being ALL THAT piece and parcel of land measuring about 3 (Three) Cottahs 11 (Eleven) Chittacks 22 (Twenty-Two) more or less together with old

dilapidated 2 (Two) storied Building standing thereon, being at present known and numbered as Municipal Premises No.10, Tinkori Ghosh Lane, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.83, morefully described in the SCHEDULE - "A" hereunder written and hereafter referred to as "the SAID PROPERTY/PREMISES", each having undivided  $\frac{1}{2}$  share therein.

AND WHEREAS the Party hereto of the One Part has decided to develop and sell their said property by raising a multistoried Building on the said property through the Developer after having the Building Plan for construction of the multistoried Building thereon in accordance with the Building plan to be sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS the Developer herein, the Party hereto of the Other Part has accepted the proposal of the Owners/First Party and has agreed to develop the said property on the basis of certain mutually agreed and settled terms and conditions as hereunder written.

NOW THIS AGREEMENT WITNESSETH are as follows :-

1. The Owners hereby entrust and give license to the Developer to enter into the said property, demolish the existing structures,

develop the property and construct multistoried Building thereon containing Units and/or Flats in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation.

2. The Developer hereby agrees to develop and/or cause to be develop the said property by constructing Building thereon containing self contained Units and/or Flats in accordance with the Specifications and Plans, the rules and regulations in relation thereto with the approval and/or sanction of the concerned Authorities at its own costs, expenses and arranging its own finance and at its own risk and responsibility keeping the Owners harmless and suitably indemnified.

3. **OWNERS' ALLOCATION :-**

The Owners shall be entitled to a Car Parking Space measuring 135 Sq. feet in the ground floor of the new Building to be constructed at the said property shall and shall also be entitled to a monetary consideration of Rs.2,15,00,000/- (Rupees Two Crore Fifteen Lac) only which shall be payable by the Developer by installments as appearing hereunder during the period of construction of the new Building.



4. **DEVELOPER'S ALLOCATION :-**

Shall mean and include the entire portions of the New Building to be constructed at the premises including the common facilities and side spaces of the Building shall absolutely belong to the Developer together with the absolute right to deal and dispose of the same to the intending transferees.

5. **POWER OF ATTORNEY :-**

A. The Owners shall at the costs of the Developer execute a Registered Power of Attorney for sale in favour of the Developer permitting them to grant convey and transfer respective Units/Flats/Car Parking Spaces etc. of the new Building to the intending purchasers of the same.

B. - The Owners shall also at the costs of the Developer execute a Registered Power of Attorney for sanction of the Building plan and construction of the proposed new Building at the said premises and also to carry out the work of the development and completion of the project.

C. The Developer hereby agrees that it shall keep the Owners indemnified, harmless against all Third Party claims or

actions arising out of any act or omission on the part of the Developer, its agent, men or labours during the construction of the proposed Building.

6. **COMMENCEMENT :-**

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

7. **NOT A DEMISE :-**

It is declared and agreed that these presents shall not be treated as a Conveyance or demise or transfer of any right or title or interest in the said property to the Developer excepting the right to develop and/or construct multistoried Buildings after demolition of the existing structures and these presents shall be treated only as a license in favour of the Developer to do all acts, things and deeds expressly provide herein and contained in the Power of Attorney to be executed.

**OWNERS' RIGHT AND REPRESENTATION :-**

1. The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.



2. None other than the Owners have any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban Land (ceiling and regulation) Act, 1976.

**:-: DEVELOPER'S RIGHT :-:**

1. The Owners hereby grant, subject to what have been hereunder provided exclusive right to the Developer to build upon and to exploit commercially the said plot of land and shall be able to construct the new Building thereon in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or cause to be made by the parties hereto subject to the approval to the Kolkata Municipal Corporation and/or statutory Authority.
2. All applications, Plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners at its own costs and expenses and the Developer shall pay charges and bear all fees including Architect's fees required

to be paid or deposited for exploitation of the said property provided however that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer.

3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said property or any part thereof to the Developer or as creating any right, title or interest in respect of the Developer other than an exclusive right and interest by the Developer to commercially exploit the same in terms hereof and to deal with the Developer's allocation in the new Building in the manner herein after stated.

**CONSIDERATION**

1. In consideration of the Owners having agreed to permit the Developer to commercially exploit the said property and to construct, erect and build a new Building in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation, the Owners shall be entitled to as follows :-

The Owners shall be entitled to a Car Parking Space measuring 135 Sq. feet in the ground floor of the Building.



The Owners' apart from the aforesaid Car Parking Space shall be entitled to a cash consideration of Rs.2,15,00,000/- (Rupees Two Crore Fifteen Lac) only which shall be paid by the Developer in the following manner :-

- A. The Developer shall pay a sum of Rs.50,00,000/- (Rupees Fifty Lac) only at the time of execution of this Agreement.
- B. The Developer shall pay a sum of Rs.50,00,000/- (Rupees Fifty Lac) only within the month of March, 2023.
- C. The Developer shall pay a sum of Rs.50,00,000/- (Rupees Fifty Lac) only within 7 (Seven) days after completion of the super structure of the proposed Building within July, 2023.
- D. The balance amount of Rs.65,00,000/- (Rupees Sixty-Five Lac) only to be paid by the Developer to the Owners at the time of commencement of flooring work of the proposed Building. The payment of Rs.65,00,000/- shall however be made by the Developer to the Owners within December, 2023 and the same being the condition precedent.

BE IT MENTIONED HERE that T.D.S. @ 10% upon the aforesaid amount will be applicable.

-:: OWNERS' OBLIGATION ::-

1. The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the new Building at the said property by the Developer.
2. The Owners will ensure that the subject property has a marketable title, freed from all encumbrances, charges, liens etc.
3. The Owners hereby agree and covenant with the Developer not to do any act or deed or thing hereby the Developer may be prevented from selling, assigning and/or disposing of any portion or portions of the Developer's allocation/portion in the new Building or of the said property.
4. The Owners hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and/or charges the allocated portion of the Developer in the super built up construction but shall have all right to let out grant, lease, mortgage and/or charges, their allocated portion to any person/s, company/ies save and except the Developer's allocation.



5. The Owners if required shall at the request of the Developer appear before the Registrars of any Registration Office and put their signatures for registration of this Agreement and for other Deeds and documents relating to the said property.
6. Negotiation of the Tenant/s will be made by the Owners.

-:: DEVELOPER'S INDEMNITY ::-

1. The Developer hereby undertakes to keep the Owners indemnified against all Third Party's claims and actions arising out of any sort of act of commission of the Developer in or in relation to the construction of the said new Building strictly in terms of the Plan to be sanctioned by the Kolkata Municipal Corporation on that behalf.
2. The Developer hereby undertakes to keep the Owners indemnified against all action suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said property and/or in the matter of construction of the Building and/or any defect therein.

-:: MISCELLANEOUS ::-

1. The Owners and the Developer have entered into the Agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership between the Developer and the Owners. The Parties hereto can proceed with this Agreement.
2. Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the Owners of the said property or any part thereof to the Developer or as creating any right, title and interest in respect thereof in the Developer other than an exclusive right to exploit the same in terms thereof provided however the Developer shall be entitled to borrow money from any Bank/s without creating any financial liability on the Owners of effecting and their estate shall not be encumber and/or be liable for payment of any dues of such Bank/s and for that purpose the Developer shall keep the Owners' indemnified against all actions, suits proceedings and cost charges and expenses in respect thereof.
3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served upon the Owners, if sent to them under



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registered post with acknowledgement due at the address given in this Agreement.

**-:: JOINT OBLIGATION ::-**

1. The Developer shall develop and construct multistoried Buildings on the said land as per Corporation Rules after utilizing the available F.A.R. as per present rules in vogue.
2. The Owners will forward to the Developer, the original Title Deed of the land on execution of the Agreement for Developer's record and reference.
3. If the project fails without creating any damages of the properties through no fault of the Developer, the Owners are legally liable to pay back the money forthwith to the Developer that will be paid by the Developer.

**-:: ARBITRATION ::-**

It is hereby agreed by the Parties that all disputes and differences arising out of in relation to those presents or touching the development, demolition of old structures, construction of new Building and in relation thereto shall be referred to.

**:: JURISDICTION ::**

- A. In case of non-compliance and/or violation of any clause either of the Party shall have the right to sue against each other for the relief as will be entitled to in law and equity and the said cases will be within the territorial jurisdiction of the property under this Agreement.
- B. Courts at Calcutta alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the Parties.

**THE SCHEDULE : "A" ABOVE REFERRED TO**  
(DESCRIPTION OF THE SAID PROPERTY)

**ALL THAT** piece and parcel of land measuring an area of 3 (Three) Cottahs 11 (Eleven) Chittacks 22 (Twenty-Two) be the same a little more or less together with 100 (One Hundred) years old dilapidated 2 (Two) storied Building having an area of 1000 (One Thousand) Square Feet more or less in each floor, totaling 2000 (Two Thousand) Square Feet more or less with cemented flooring standing thereon, being at present known and numbered as Municipal Premises No.10, Tinkori Ghosh Lane, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.83, bearing Assessee No.11-083-32-0012-4, together with all right, title,

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interest and right of easements attached thereto and the same is butted & bounded in the manner following :-

ON THE NORTH	:	20/1/3, Iswar Ganguly Street ;
ON THE SOUTH	:	11, Tinkori Ghosh Lane ;
ON THE EAST	:	Tinkori Ghosh Lane ;
ON THE WEST	:	K.M.C. Road.

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

(THE OWNERS' ALLOCATION)

The Owners shall be entitled to a Car Parking Space measuring 135 Sq. feet in the ground floor of the new Building and a cash consideration of Rs.2,15,00,000/- (Rupees Two Crore Fifteen Lac) only to be paid by the Developer as appearing herein before.

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

(THE DEVELOPER'S ALLOCATION IN THE NEW BUILDING)

The Developer on payment of the entire consideration to the Owners as appearing here in above in lieu of the Owner's allocation in the new Building, shall be entitled to the entire new Building in its entirety and shall be entitled to deal and dispose of the same in the manner that may deem fit and proper to them.



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**MEMO OF EARNEST MONEY**

**RECEIPT** of and from the within named Developer the within mentioned sum of Rs.50,00,000/- (Rupees Fifty Lac) only towards the part payment out of the total agreed amount of Rs.2,15,00,000/- (Rupees Two Crore Fifteen Lac) only in terms of this Agreement, as per Memo below :-

<b><u>MEMO</u></b>			
<b>DATE OF PAYMENT</b>	<b>BANK</b>	<b>MODE OF PAYMENT</b>	<b>AMOUNT.</b>
08/12/2022	UCO BANK KALIGHAT BR	RTGS	45,00,000/-
	TDS 10%		5,00,000/-

Total ..... Rs.50,00,000/-

**(RUPEES FIFTY LAC) ONLY**

**WITNESSES :-**

1.

Subhabrata Chakraborty

Srila Banerjee

Suwal Chakraborty

\_\_\_\_\_  
Signature of the **OWNERS**

2. Parthasar Sama



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



071220222020627478

## GRIPS Payment Detail

GRIPS Payment ID:	071220222020627478	Payment Init. Date:	07/12/2022 15:52:50
Total Amount:	60042	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0BZSSEJ2	BRN Date:	07/12/2022 15:57:00
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

## Depositor Details

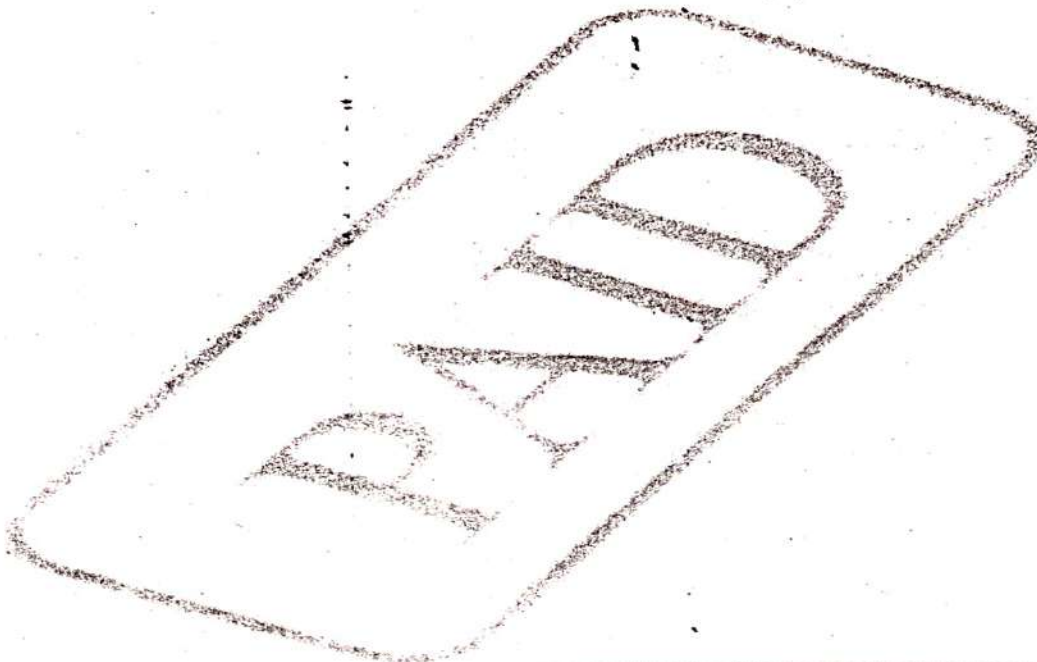
Depositor's Name: S SANA  
Mobile: 9051496091

## Payment (GRN) Details

S/ No.	GRN	Department	Amount (₹)
1	192022230206274791	Directorate of Registration & Stamp Revenue	60042
Total			60042

IN WORDS: SIXTY THOUSAND FORTY TWO ONLY.

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





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



192022230206274791

GRN Details

GRN:	192022230206274791	Payment Mode:	Online Payment
GRN Date:	07/12/2022 15:52:50	Bank/Gateway:	State Bank of India
BRN :	IK0BZSSEJ2	BRN Date:	07/12/2022 15:57:00
GRIPS Payment ID:	071220222020627478	Payment Init. Date:	07/12/2022 15:52:50
Payment Status:	Successful	Payment Ref. No:	2003404574/5/2022
			[Query No./Query Year]

Depositor Details

Depositor's Name:	S SANA
Address:	ALIPORE
Mobile:	9051496091
Depositor Status:	Advocate
Query No:	2003404574
Applicant's Name:	Mr PARTHA SANA
Identification No:	2003404574/5/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	07/12/2022
Period To (dd/mm/yyyy):	07/12/2022

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003404574/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	2003404574/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	50021
Total				60042

IN WORDS: SIXTY THOUSAND FORTY TWO ONLY.



### Major Information of the Deed

Deed No :	I-1602-16128/2022	Date of Registration	09/12/2022
Query No / Year	1602-2003404574/2022	Office where deed is registered	
Query Date	01/12/2022 6:36:08 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]. [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]		
Set Forth value	Market Value		
	Rs. 87,11,748/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,121/- (Article:48(g))	Rs. 50,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: T. Ghosh Lane, , Premises No: 10, , Ward No: 083 Pin Code : 700026












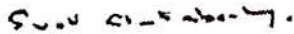


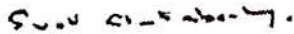


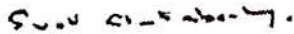
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 11 Chatak 22 Sq Ft		73,61,748/-	Property is on Road
Grand Total :				6.1348Dec	0/-	73,61,748 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	0/-	13,50,000 /-	



# Lord Details :



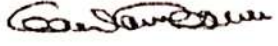



No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Smt SRILA BANERJEE</b>            Daughter of Late TAPAS KUMAR BANERJEE            Executed by: Self, Date of Execution: 09/12/2022            , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>09/12/2022</td> <td></td> <td>LTI 09/12/2022</td> <td>09/12/2022</td> </tr> </tbody> </table> <p>10 TINKARI GHOSH LANE, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx6H, Aadhaar No: 49xxxxxxxx6191, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022            , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Smt SRILA BANERJEE</b> Daughter of Late TAPAS KUMAR BANERJEE Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office				09/12/2022		LTI 09/12/2022	09/12/2022
Name	Photo	Finger Print	Signature										
<b>Smt SRILA BANERJEE</b> Daughter of Late TAPAS KUMAR BANERJEE Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office													
09/12/2022		LTI 09/12/2022	09/12/2022										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Smt SWATI CHAKRABORTY</b>            Wife of Mr SUBHABRATA CHAKRABORTY            Executed by: Self, Date of Execution: 09/12/2022            , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>09/12/2022</td> <td></td> <td>LTI 09/12/2022</td> <td>09/12/2022</td> </tr> </tbody> </table> <p>10 TINKARI GHOSH LANE, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx3N, Aadhaar No: 95xxxxxxxx1541, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022            , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Smt SWATI CHAKRABORTY</b> Wife of Mr SUBHABRATA CHAKRABORTY Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office				09/12/2022		LTI 09/12/2022	09/12/2022
Name	Photo	Finger Print	Signature										
<b>Smt SWATI CHAKRABORTY</b> Wife of Mr SUBHABRATA CHAKRABORTY Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office													
09/12/2022		LTI 09/12/2022	09/12/2022										

## Developer Details :




Sl No	Name, Address, Photo, Finger print and Signature
1	<b>CALCUTTA CONSTRUCTION</b> 7B NEPAL BHATTACHARJEE STREET, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx7C, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



# Representative Details :

Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
<b>1</b> <b>Mr GOUTAM BANERJEE</b> Son of Late KASHI NATH BANERJEE Date of Execution - 09/12/2022, , Admitted by: Self, Date of Admission: 09/12/2022, Place of Admission of Execution: Office	 Dec 9 2022 1:39PM	 LTI 09/12/2022	 09/12/2022
57A GURUPADA HALDER ROAD, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx4N, Aadhaar No: 78xxxxxxxx9507 Status : Representative, Representative of : CALCUTTA CONSTRUCTION (as AS PARTNER)			
Name	Photo	Finger Print	Signature
<b>2</b> <b>Mr DEBOJIT CHAKRABORTY</b> (Presentant) Son of Late SHYAM SUNDAR CHAKRABORTY Date of Execution - 09/12/2022, , Admitted by: Self, Date of Admission: 09/12/2022, Place of Admission of Execution: Office	 Dec 9 2022 1:40PM	 LTI 09/12/2022	 09/12/2022
7B NEPAL BHATTACHARJEE STREET, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx6B, Aadhaar No: 67xxxxxxxx0840 Status : Representative, Representative of : CALCUTTA CONSTRUCTION (as AS PARTNER)			

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr PARTHA SANA</b> Son of Late R N SANA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 09/12/2022	 09/12/2022	 09/12/2022
Identifier Of Smt SRILA BANERJEE, Smt SWATI CHAKRABORTY, Mr GOUTAM BANERJEE, Mr DEBOJIT CHAKRABORTY			



# Property for L1

From	To. with area (Name-Area)
Smt SRILA BANERJEE	CALCUTTA CONSTRUCTION-3.0674 Dec
Smt SWATI CHAKRABORTY	CALCUTTA CONSTRUCTION-3.0674 Dec

## Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SRILA BANERJEE	CALCUTTA CONSTRUCTION-1000.00000000 Sq Ft
2	Smt SWATI CHAKRABORTY	CALCUTTA CONSTRUCTION-1000.00000000 Sq Ft

**Endorsement For Deed Number : I - 160216128 / 2022**

**On 09-12-2022**

**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 11:10 hrs on 09-12-2022, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr DEBOJIT 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 87,11,748/-

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

Execution is admitted on 09/12/2022 by 1. Smt SRILA BANERJEE, Daughter of Late TAPAS KUMAR BANERJEE, 10 TINKARI GHOSH LANE, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. Smt SWATI CHAKRABORTY, Wife of Mr SUBHABRATA CHAKRABORTY, 10 TINKARI GHOSH LANE, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 09-12-2022 by Mr GOUTAM BANERJEE, AS PARTNER, CALCUTTA CONSTRUCTION (Partnership Firm), 7B NEPAL BHATTACHARJEE STREET, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 09-12-2022 by Mr DEBOJIT CHAKRABORTY, AS PARTNER, CALCUTTA CONSTRUCTION (Partnership Firm), 7B NEPAL BHATTACHARJEE STREET, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas; West Bengal, India, PIN:- 700026

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 50,053.00/- ( B = Rs 50,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 50,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2022 3:57PM with Govt. Ref. No: 192022230206274791 on 07-12-2022, Amount Rs: 50,021/-, Bank: State Bank of India ( SBIN00000001), Ref. No. IK0BZSSEJ2 on 07-12-2022, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 034139, Amount: Rs.100.00/-, Date of Purchase: 05/12/2022, Vendor name: A K Samajpati

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2022 3:57PM with Govt. Ref. No: 192022230206274791 on 07-12-2022, Amount Rs: 10,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BZSSEJ2 on 07-12-2022, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 591658 to 591690  
being No 160216128 for the year 2022.



Digitally signed by SUMAN BASU  
Date: 2022.12.13 16:33:11 +05:30  
Reason: Digital Signing of Deed.

*Suman*

(Suman Basu) 2022/12/13 04:33:11 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS  
West Bengal.

..(This document is digitally signed.)