

11507/2024

I-11238/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

23/10/2024

Q-2002701150/2024

Certificate with the document is submitted to the Registrar. The signature sheet and the counter sheet are attached with the documents are the part of this document. AS 452819



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 23RD day of **October** Two Thousand and Twenty Four (2024)

BETWEEN

 **Advocate**

48284

DEBES KUMAR MISRA
ADVOCATE
CALCUTTA HIGH COURT
KOLKATA - 700 001

SL. No. Date

Rs.

Name

Address

30 SEP 2024

30 SEP 2024

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



Identified by:

Abhijit Kumar Mishra
son of Late Niranjana Mishra
vill - Nay Mahtana

P.O. Battala

Dist - Purba Midnapur

Pin code - 721423

Law clerk



SMT. SUSMITA MUKHERJEE, wife of Sri Subrata Mukherjee, having her Income Tax **PERMANENT ACCOUNT No. (AYKPM0775C)** and **AADHAAR No. (4138 7346 8617)**, by Faith-Hindu, by Nationality Indian, presently residing at 13E, Ballygunge Place East, P.S. Gariahat, P.O. Ballygunge, Kolkata – 700019, hereinafter called and referred to as the **"LAND OWNER"** (which term or expression unless excluded by or repugnant to the context shall deem to mean and include her heirs, legal representative, successors and assigns), hereinafter referred as the **FIRST PART**.

AND

M/S. TRUE NORTH HOMES, (PAN : AAWFT6936C) a Partnership Firm duly incorporated under the provision of the Indian Partnership Act 1932, having its registered office at 661, Kalikapur, Post Office-Mukundapur, Police Station-Purba Jadavpur, Kolkata-700099, District South 24 Parganas, West Bengal, represented by its partners namely **1) SHRI RANJIT ROY**, son of Late Ajit Kumar Roy, having his Income Tax **Permanent Account No. (AFBPR 5530G)**, **Aadhaar No.(3835 6737 8748)**, by Faith-Hindu, by occupation Business, **2) SHRI RAMYAJIT ROY**, son of Shri Ranjit Roy, having his Income Tax **Permanent Account No. (DXEPR1273N)**, **Aadhaar No. (2164 9197 2973)**, by faith Hindu, by occupation Business, both residing at UD-080807, UDITA Complex, 1050/1, Survey Park, Kolkata -700075, Post Office-Santoshpur, Police Station- Survey Park, District-South 24 Parganas, West Bengal hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office Successors-in-interest and assigns) of the **SECOND PART**.

OWNERSHIP OF THE PROPERTY : The land owner herein is the sole and absolute owner of **ALL THAT** piece and parcel of land measuring about **4 (Four) Cotthas 9 (Nine) Chittaks 42 (Forty Two) Sq.Ft.** more or less being Plot No. F/2/9, along with 100 Square Feet of Tin Shaded Cemented Flooring Residential Structure, laying and situated at **R.S. Dag No. as well as L.R. Dag No. 417**, appertaining to **R.S. Khatian No.153/1**, under Mouza- **Madurdaha**, Pargana-Khaspur, J. L. No.12, Touzi



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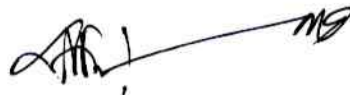
No. 2998, Revenue Survey No. 212, presently **Police Station- Anandapur** (Erstwhile Tiljala), Post Office- East Kolkata Township, Kolkata-700107, with the limits, of **Ward No. 108** of The Kolkata Municipal Corporation, under Additional District Sub-Registrar at Sealdah, District South 24 Parganas, in the State of West Bengal more fully described in the **FIRST SCHEDULE** hereunder written.

DEVOLUTION AND/OR BACKGROUND OF TITLE: The title of ownership flows as follows from time to time:

WHEREAS One Sarat Chandra Sanfui and his brother Nirmal Chandra Sanfui since deceased were the joint and absolute recorded owners of **ALL THAT** piece and parcel of a demarcated plot of land measuring about 6 (Six) Cottahs 8 (Eight) Chittaks more or less along with other lands laying and situated at **R.S. Dag No.417**, appertaining to **R.S. Khatian No.153/1**, under **Mouza-Madurdaha**, Pargana-Khaspur, J. L. No.12, Touzi No. 2998, Revenue Survey No.212, District 24 Parganas, in the State of West Bengal each having undivided half share of the total property.

AND WHEREAS while said Nirmal Chandra Sanfui was enjoying his 50% share over the aforesaid property free from all sorts of encumbrance, died intestate on 17th August 1970 living behind his wife namely Urmila Sanfui, two sons namely Sasanka alias Haru Sanfui and Murari Sanfui and two daughters namely Swapna Sanfui and Hena Sanfui as his legal heirs and successors to inherit his share over the aforesaid property and after the demise of said Nirmal Chandra Sanfui his aforesaid legal heirs become the joint and absolute owners of the 50% share over the aforesaid property.

AND WHEREAS while said Sarat Chandra Sanfui, Urmila Sanfui, Sasanka alias Haru Sanfui, Murari Sanfui, Swapna Sanfui, and Hena Sanfui were jointly possessed and enjoyed the aforesaid property i.e., **ALL THAT** piece and parcel of land being Plot No. F/2, laying and situate at **R.S. Dag No.417**, appertaining to **R.S. Khatian No.153/1**, under **Mouza- Madurdaha**, Pargana-Khaspur, J. L. No.12, Touzi No. 2998, Revenue Survey No.212, District 24 Parganas, in the State of West Bengal





from their personal needs have decided to sell conveyed and transferred the aforesaid **Plot No. F/2** to the intending purchasers and upon coming to know the same one Manik Ratan Dutta, son of Late Kshitish Chandra Dutta of 24/1, Garfa Road, Kolkata, the erstwhile owner approached them for purchasing the **ALL THAT** piece and parcel of land being **Plot No. F/2**, laying and situate at **R.S. Dag No.417**, appertaining to **R.S. Khatian No.153/1**, under **Mouza- Madurdaha**, Pargana-Khaspur, J. L. No.12, Touzi No. 2998, District Revisional- Settlement Survey No.212, District 24 Parganas, in the State of West Bengal.

AND WHEREAS upon being agreed on the proposal made by said Manik Ratan Dutta, said Sarat Chandra Sanfui, Urmila Sanfui, Sasanka alias Haru Sanfui, Murari Sanfui, Swapna Sanfui and Hena Sanfui sold conveyed and transferred their **ALL THAT** piece and parcel of land being **Plot No.F-2**, laying and situated at **R.S. Dag No.417**, appertaining to **R.S. Khatian No.153/1**, under **Mouza- Madurdaha**, Pargana-Khaspur, J. L. No.12, Touzi No. 2998, District Revisional- Settlement Survey No.212, District 24 Parganas, in the State of West Bengal unto and in favour of the said Manik Ratan Dutta by virtue of a Deed of Conveyance dated 3rd April 1979 duly registered at the office of District Registrar at Alipore and recorded in Book No.-I, Volume No. 50, pages from 276 to 284 being no. 1762 for the year 1979. Thus, by the Deed of Conveyance dated 3rd April 1979 the said Manik Ratan Dutta, became the absolute owner of the aforesaid property.

AND WHEREAS said Manik Ratan Dutta while enjoying his aforementioned property free from all sorts of encumbrances from his personal needs sold conveyed and transferred his **ALL THAT** piece and parcel of land measuring about 6 Cottahs 10 Chittaks 37 Sq. Ft. more or less (out of which land area is measuring about 4 Cotthas 6 Chittaks 42 Sq. Ft. and Road area of 2 Cottah 4 Chittaks 40 Sq. Ft.) being Plot No. F/2/9, (Part of entire Plot No.F/2) laying and situated at **R.S. Dag No.417**, appertaining to **R.S. Khatian No.153/1**, under Mouza- Madurdaha, Pargana-Khaspur, J.L. No.12, Touzi No. 2998, Revenue Survey No.212, under Additional District Sub-Registrar at Sealdah, District South 24 Parganas, in the State of West Bengal unto and in favour of





one Sri Kalipada Bhattacharjee, son of Sri Rash Mohan Bhattacharyya of 39B, Abinash Chandra Banerjee Lane, Kolkata- 700 010 by virtue of a Deed of Conveyance dated 12th August 1981 which was duly registered at the office of District Registrar at Alipore and recorded in Book No.-I, Volume No.-316, pages from 281 to 289 being no. 9698 for the year 1981. Thus, by virtue of the deed of conveyance dated 12th August 1981, the said Kalipada Bhattacharjee became the absolute owner of the **ALL THAT** piece and parcel of land measuring about 6 Cottahs 10 Chittaks 37 Sq. Ft. more or less (out of which land area is measuring about 4 Cotthas 6 Chittaks 42 Sq. Ft. and Road area of 2 Cottah 4 Chittaks 40 Sq. Ft.) being Plot No. F/2/9, (Part of entire Plot No. F/2) laying and situated at **R.S. Dag No.417**, appertaining to **R.S. Khatian No.153/1**, under Mouza- Madurdaha, Pargana-Khaspur, J.L. No.12, Touzi No. 2998, District Revisional- Settlement Survey No.212, under Additional District Sub-Registrar at Sealdah, District South 24 Parganas, in the State of West Bengal and started enjoying the same without any obstruction in any manner whatsoever from any corner. After becoming the owner of the aforesaid property said Kalipada Bhattacharjee recorded his name with the Records of The Kolkata Municipal Corporation when the property was assessed and numbered as **170, Hossenpur** and **Assessee no. 311080401703** was issued in his favour by the then K.M.C. presently known as The Kolkata Municipal Corporation.

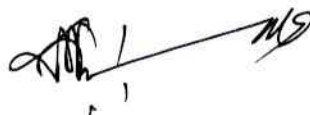
AND WHEREAS said Kalipada Bhattacharjee while enjoying his aforementioned property free from all sorts of encumbrances has physically admeasure the aforesaid property and found that the actual net land area is **4 (Four) Cotthas 9 (Nine) Chittaks 42 (Forty Two) Sq.Ft.** and the road areas is 2 (Two) Cotthas 40 (Forty) Sq.Ft.

AND WHEREAS while said Kalipada Bhattacharjee enjoying his aforementioned property free from all sorts of encumbrances sold conveyed and transferred his **ALL THAT** piece and parcel of net land measuring about **4 (Four) Cotthas 9 (Nine) Chittaks 42 (Forty Two) Sq.Ft.** more or less being Scheme Plot No. F/2/9, along with 100 Square Feet of Tin Shaded Cemented Flooring Residential



Structure, laying and situated at **R.S. Dag No. 417**, appertaining to **R.S. Khatian No.153/1**, and under **Mouza- Madurdaha**, Pargana-Khaspur, **J.L. No.12**, Touzi No. 2998, Revenue Survey No.212, Being Municipal **Premises No. 170, Hossenpur**, (Assessee No.311080401703), formerly Police Station-Tiljala, presently **Police Station – Anandapur**, Kolkata-700107, with the limits of Ward No. 108 of The Kolkata Municipal Corporation, under Additional District Sub-Registrar at Sealdah, District South 24 Parganas, in the State of West Bengal unto and in favour of the present **LAND OWNER** namely **SMT. SUSMITA MUKHERJEE** (represented by her constituted lawful Attorney i.e. her father, Salil Kumar Pandey vide General Power of Attorney dated 13th March 2006 registered at the Office of Additional Registrar of Assurance -III recorded as being No. 1520 of 2006) the **LAND OWNER** herein by virtue of a Deed of Conveyance dated 21st April 2006 which was duly registered at the office of District Sub-Registrar III at Alipore and recorded in Book No.-I, Volume No.-18, Pages from 673 to 692 being no. 7129 for the year 2006. Thus, by virtue of the Deed of Conveyance dated 21st April 2006, the **LAND OWNER** became the absolute owner of the **ALL THAT** piece and parcel of land measuring about **4 (Four) Cotthas 9 (Nine) Chittaks 42 (Forty Two) Sq.Ft.** more or less being Plot No. F/2/9, along with 100 Square Feet of Tin Shaded Cemented Flooring Residential Structure, laying and situated at **R.S. Dag No.417**, appertaining to **R.S. Khatian No.153/1**, and under **Mouza- Madurdaha**, Pargana-Khaspur, J. L. No.12, Touzi No. 2998, Revenue Survey No.212, known as Municipal **Premises No. 170, Hossenpur**, (Assessee No. 311080401703), formerly Police Station-Tiljala, presently Police Station – Anandapur, Kolkata-700107, with the limits of **Ward No. 108** of Kolkata Municipal Corporation, under Additional District Sub-Registrar at Sealdah, District South 24 Parganas, in the State of West Bengal and started enjoying the same without any obstruction in any manner whatsoever from any corner.

AND WHEREAS after becoming the owner of the aforesaid property said **Smt. Susmita Mukherjee**, the **LAND OWNER** herein recorded her name with the record of The Kolkata Municipal Corporation. When the property was recorded as **Premises No. 170, Hossenpur**, Assessee No. 311080401703 was issued in her favour





by K.M.C. in respect of her purchased property as mentioned in the **FIRST SCHEDULE** below.

AND WHEREAS while said **LAND OWNER** is absolutely enjoying her **ALL THAT** piece and parcel of net land area measuring about **4 (Four) Cotthas 9 (Nine) Chittaks 42 (Forty Two) Sq.Ft.** more or less being **Scheme Plot No. F/2/9**, along with 100 Square Feet of Tin Shaded Cemented Flooring Residential Structure, laying and situated at **R.S. Dag No. as well as L.R. Dag No. 417**, appertaining to **R.S. Khatian No.153/1**, under **Mouza- Madurdaha**, Pargana-Khaspur, **J. L. No.12**, Touzi No. 2998, Revenue Survey No.212, Being Municipal **Premises No. 170, Hossenpur**, (Assessee No. 311080401703), formerly Police Station-Tiljala, presently **Police Station – Anandapur**, Post Office- East Kolkata Township, Kolkata-700107, with the limits of **Ward No. 108** of The Kolkata Municipal Corporation, under Additional District Sub-Registrar at Sealdah, District South 24 Parganas, in the State of West Bengal free from all sorts and encumbrances whatsoever and how so ever in nature, having the good marketable title in respect of the said premises which is more fully described in the **FIRST SCHEDULE** hereunder written being desired to construct a Multi-Storied to permissible law of The Kolkata Municipal Corporation, together with modern taste, design, and architecture in accordance with the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS the **LAND OWNER** decided to erect the proposed multi storied building but the proposed construction involves an investment of the huge fund, expertise and other managerial efforts which would not be possible on her part to coupe with it as such the **LAND OWNER** interacted with the **DEVELOPER** herein and offered the **DEVELOPER** party of the **SECOND PART** herein to develop her said land as described in the **FIRST SCHEDULE** hereunder written, hereinafter referred to as **“THE SAID PREMISES”**. The **DEVELOPER** has also agreed to do the project.





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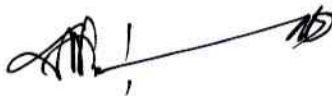
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AND WHEREAS THE LAND OWNER to effectuate the Development works, shall execute and register a Development Power of Attorney in favour of the **DEVELOPER** firm to do works of construction, sanction of Building Plan, sell of **Developer's allocation** in the proposed building by virtue of the said Power of Attorney.

AND WHEREAS at or before execution of this Agreement the **LAND OWNER** represented and assured the **DEVELOPER** as follows:

- a) **THAT** the **LAND OWNER** is the absolute exclusive Owner of the said Premises.
- b) **THAT** the said Premises is free from all encumbrances, charges, liens, lispendens, wakf, attachments trust whatsoever or howsoever.
- c) **THAT** the **LAND OWNER** has a marketable title in respect of the said Premises.
- d) **THAT** excepting the **LAND OWNER** nobody else has/have any right title, interest, claim or demand in respect of the said Premises or any part or portion thereof.
- e) **THAT** the **LAND OWNER** is presently in khas possession of the entirety of the said Premises.
- f) **THAT** there is no pending litigation or suit pending in any Court of Law in respect of the said Premises.
- g) **THAT** the said Premises is not affected by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976.
- h) **THAT** the said Premises is not subject to any notice of acquisition or requisition.
- i) **THAT** the **LAND OWNER** has not entered into any agreement for sale, transfer, lease and/or development nor has created any interest of a third party into or upon the said Premises or any part or portion thereof.





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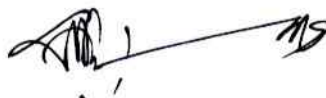
- j) **THAT** there is no legal bar or impediment for the **LAND OWNER** entering into this Agreement.
- k) **THAT** all municipal rates and taxes and other outgoings payable in respect of the said Premises has been paid and/or shall be paid by the **LAND OWNER** up to the date of execution of this Agreement.
- l) **THAT** the **LAND OWNER** assures that she shall mutate her name in the record of the Ld. B.L. and L.R.O. under the jurisdiction and also thereafter convert the nature of the said land and property as "Bastu" in nature at her entire cost.

AND WHEREAS relying on the aforesaid representations and believing the same to be true and acting on the good faith thereof the **DEVELOPER** has prima facie accepted the title of the **LAND OWNER** and the **DEVELOPER** has agreed to undertake development of the said Premises as per individual allocation as mentioned in the **SECOND SCHEDULE** below and to make payment of the amount of deposit/advance as hereinafter appearing and also to incur all costs charges and expenses for undertaking development of the said Premises subject to the terms and conditions hereinafter appearing.

AND WHEREAS the **LAND OWNER** has agreed to permit the **DEVELOPER** to develop the said property on the terms and conditions recorded hereinafter. The **LAND OWNER** and the **DEVELOPER** herein entered into this Development Agreement on the following terms and conditions and stipulations set forth herein below.

NOW THIS AGREEMENT WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

The **LAND OWNER** hereby permits and grants exclusive right to the **DEVELOPER** to develop the said Premises by constructing building (hereinafter referred to as **the new building**) there at in accordance with the building plan to be sanctioned by Kolkata Municipal Corporation with or without any amendment and/or





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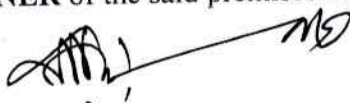
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modification thereto made or caused to be made by the **DEVELOPER** and the **DEVELOPER** hereby accepts and agrees to do the promotion work of the building to be erected by the **DEVELOPER** at its cost as per sanction – building plan and also as per annexed specification.

AND WHEREAS the **DEVELOPER** shall contact all necessary authorities for carrying out Development works of the new building and complete the new building providing all inputs, utilities and facilities therein and the **LAND OWNER** shall grant and authorize the **DEVELOPER** to construct, erect and build the proposed new building at its cost and to sell the **Developer's Allocation** as mentioned in the **SECOND SCHEDULE (PART-II)** and the **DEVELOPER** will allocate the **LAND OWNER** the constructed area and also monetary consideration as mentioned the **SECOND SCHEDULE (PART-1)** written below and deliver the **Owner's Allocation** within the stipulated period as within mentioned.

Simultaneously with the execution of this Agreement, the **DEVELOPER** has paid to the **LAND OWNER** a sum of **Rs.1,00,000/- (Rupees One Lac Only)** as non refundable amount as shown in the memo below and the **LAND OWNER** hereby admits and acknowledges the same as per Memo of Consideration written below. The **DEVELOPER** shall also pay the sum of **Rs. 4,00,000/- (Rupees Four Lac Only)** to the **LAND OWNER** within a week as refundable advance from the date of execution of this agreement. After the sanction of the building plan and before commencement of brick work, the **LAND OWNER** has to refund the said amount of **Rs. 4,00,000/- (Rupees Four Lac Only)**, If the **OWNER** fails to refund the same in time, in that case **DEVELOPER** will not start the construction work of the new building and the **DEVELOPER** shall get extra time for the period of such delay owing to refund of the said refundable amount.

The **LAND OWNER** herein agreed that as the **FIRST SCHEDULE** Mentioned property is not recorded in her name with the records of B.L. & L.R.O. despite of being **LAND OWNER** of the said premises the **LAND OWNER** herein has





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agreed to record her name with the records of B.L. & L.R.O. and convert the classification of the land as "Bastu" as well as update the records of The Kolkata Municipal Corporation at her cost. The **LAND OWNER** will complete the mutation of B.L. & L.R.O. and also complete the conversion process and pay all incidental expenses and whatever official costs it comes to including of B.L. & L.R.O. mutation, Conversion, due Khajna and K.M.C. due Tax. On completion of the same the **LAND OWNER** will submit and handover all Mutation, Conversion and Tax clearance certificates to the **DEVELOPER**.

The **LAND OWNER** simultaneously with the execution of this Agreement has delivered the vacant possession of the said Premises to the **DEVELOPER** and the **DEVELOPER** shall retain the possession of the said Premises till completion of the new proposed building and transfer all the **Developer's Allocation** to its nominees. At or before execution of this Agreement the **LAND OWNER** has kept the original title deeds and other relevant documents such as (i) Title Deed vide Deed No. 7129 for the year 2006, registered at D.S.R.III, Alipore (ii) Link Deed No. 9698 for the year 1981, registered at District Sub- Registrar, Alipore and (iii) Certified Copy of Link Deed No. 1762 for the year 1979 registered at D.R. Alipore and (iv) Paid up K.M.C. Tax bill in respect of the said Premises (v) K.M.C. Mutation Certificate (vi) K.M.C. Tax Clearance Certificate issued on 03.04.2024 (vii) Assessment Roll dated 04.04.2024 with **Mr. Debes Kumar Misra, Advocate** who will hold the original title deeds etc. and both parties shall be entitled to take inspection of such original title deeds and make excerpts therefrom and upon completion of the said building with the intent and object that the **DEVELOPER** and/or various intending purchasers shall be entitled to take inspection and / or make excerpts thereof. **Immediate after completion of all Roof Castings, the Original Documents shall be handed over to the DEVELOPER who shall issue a receipt in favour of the LAND OWNER. It is also decided that immediate after completion of roof casting Mr. Debes Kumar Misra shall hand over all original documents to the DEVELOPER for the welfare of the project and development work. Thereafter all the Original Documents including all other original documents related to this property will be handed over by the DEVELOPER to the Flat Owners including LAND OWNER after completion of the building and/or to the Flat Owners' Association.**





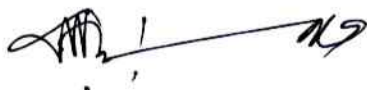
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Upon obtaining the sanctioned plan, the **DEVELOPER** shall commence the construction work at its own costs and expenses and complete the proposed new building in accordance with the proposed building plan/s with or without any amendment, modification, addition or alteration thereof.

The **LAND OWNER** shall within 7 (seven) days from the date of this Agreement execute and register a Development Power of Attorney in favour of **DEVELOPER** firm for the purpose of:

- a) Construction of the proposed new building/s at the said Premises.
- b) To apply for and obtain all necessary permission and sanction from The Kolkata Municipal Corporation and other appropriate authorities in connection with the construction of the proposed new building and also for pursuing and following up the matter with the Kolkata Municipal Corporation and other authorities in this regard,
- c) To apply for and obtain in the name of the **OWNER** all temporary and permanent connection of water, electricity, power, telephone, drainage, sewerage etc.
- d) To commence, prosecute, enforce, defend, answer and/or oppose all legal proceedings in connection with the power and authorities for effectuating and implementing these present,
- e) For implementation of the scheme for development including the authority and power to sign execute and register all documents for transfer as may be required for allocating and handing over the **DEVELOPER'S ALLOCATION** to the **DEVELOPER** and/or its nominees, as the case may be,
- f) To receive all money in regard thereto and/or relating to the same and the said general power of attorney shall remain irrevocable until the construction and completion of the proposed new building/s and the disposal/transfer of **DEVELOPER'S ALLOCATION** within the stipulated time.





The **DEVELOPER** shall at its own risks and costs, be at liberty to negotiate with the prospective buyers for the **DEVELOPER'S ALLOCATION** and enter into, Agreement for Sale and/or otherwise transfer of flats and car parking spaces etc. and other areas forming part of the **DEVELOPER'S ALLOCATION** only as within mentioned excluding **OWNER'S ALLOCATION** and belonging to the **DEVELOPER** together with the properties appurtenant thereto at or for such consideration and on such terms and conditions as the **DEVELOPER** may deem fit and proper and realise and appropriate the sale proceeds and other amounts receivable thereof and the **LAND OWNER** shall not raise any dispute or objection to the acts, deeds and things done by the **DEVELOPER** to its benefit and interest with regard thereto and shall have no concern therewith. It is clarified that all amounts receivable by the **DEVELOPER** under such Agreements for Sale or otherwise transfer of undivided share of land comprised in the Premises attributable to the **DEVELOPER'S ALLOCATION** as also the flats and car parking spaces and other areas if any forming part of the **DEVELOPER'S ALLOCATION** shall be to the account of the **DEVELOPER** exclusively and the **LAND OWNER** shall have no claim or demand therefore. The **DEVELOPER** will however undertake to follow ethical and sound commercial principles while discharging its functions under this Agreement. The **LAND OWNER** under no circumstances will be required to entertain any dispute/claim of any party in this regard.

It has been decided that the **DEVELOPER** shall erect and complete the entire building at its cost and shall bring completion certificate thereof within the time and the **DEVELOPER** shall have right to enter into agreement for sale (registered and/or unregistered) with the intending buyers and receive the part and/or full consideration sum on its **Developer's Allocation**.

On completion of the entire construction of the proposed new building with full habitable condition, the **DEVELOPER** shall give written notice to the **LAND OWNER** to take possession of the **OWNER'S ALLOCATION**. Alongwith the aforesaid notice of possession the **DEVELOPER** will also send an applicable GST bill



for the Owner's Allocation as per prevailing Govt. rate of GST raised on the date of Completion Certificate of the Building. If The **OWNER** sells her respective allocation fully or partially before the date of completion then the **LAND OWNER** will be responsible to collect and handover to the **DEVELOPER** appropriate GST amount, as applicable. The **DEVELOPER** will not hand over physical possession of **Owner's Allocation** to **LAND OWNER** unless all pending dues (GST on **Owner's Allocation**) are cleared by the **LAND OWNER**.

After taking delivery of possession of the **OWNER'S ALLOCATION** the **LAND OWNER** shall pay proportionate Municipal Taxes, Govt. Revenues and also shall bear and pay the proportionate maintenance charges for the **OWNER'S ALLOCATION** to the **DEVELOPER** and/or the **Flat Owners' Association** when it will be formed.

During the continuance of this Agreement the LAND OWNER shall:

- i) Not cause any obstruction or impediment to the construction of development of the said Premises or done or cause to be done any act which will be deemed to be obstruction to the Developer's work.
- ii) Permit the **DEVELOPER**, its Architect and/or its representatives to use the said Premises for the purpose of survey, soil testing and preparation of building plan or other purposes relating to the construction of the proposed new building for which this agreement is being entered into between the **LAND OWNER** and the **DEVELOPER**.
- iii) To allow the **DEVELOPER** and/or its representatives to exploit the resources of the said Premises and the structures in such manner at the discretion of the Developer.
- iv) **During pendency of this Agreement the LAND OWNER shall not to let out, grant lease, mortgage, and charge or otherwise encumber or part with possession of the said Premises or any part thereof or do any act, deed or thing whereby the DEVELOPER shall be prevented from constructing and**

Handwritten signature and initials, possibly 'MS' and 'MS', in black ink.



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completing the proposed new building within stipulated period till such time this Agreement remains subsisting.

The **LAND OWNER** and the **DEVELOPER** or any person or persons claiming under them shall not cause any obstruction to the common user and enjoyment of the common portions, common spaces etc. described in **FOURTH SCHEDULE** hereto nor will they alter or change the main structure of the building without any sanction of The Kolkata Municipal Corporation.

The **DEVELOPER** will construct the proposed new building in accordance with the proposed sanctioned building plan by consuming maximum F.A.R. and will not make any deviation thereto, unless otherwise the same shall be necessary to be done by the **DEVELOPER** with the approval of the Kolkata Municipal Corporation and after completion of the entire building, the **DEVELOPER** shall take necessary completion certificate from the K.M.C. as regards the entire building. During construction if any deviation is done in the building by the **DEVELOPER**, the same shall be regularized by the **DEVELOPER** at its cost.

The **DEVELOPER** shall as and when required by the **LAND OWNER** during construction, execute and register as **Confirming Party** one/or more Agreement for Sale and/or Sale Deeds for transfer of the **OWNER'S ALLOCATION** in favour of the intending purchasers and/or the Owner's nominees at the costs and expenses of the **LAND OWNER** and/or her nominees, as the case may be, simultaneously the **LAND OWNER** shall also as and when required by the **DEVELOPER** execute and register as vendor and/or as confirming party one or more Agreement for Sale and/or Sale Deeds for transfer on the Developer's Allocation.

The **LAND OWNER** undertakes to indemnify the **DEVELOPER** against all claims costs acts that may arise in any way connected with and/or arising out of or relating to this Agreement for any acts, deeds or things which the **LAND OWNER** should have done but fails to do or has done which the **LAND OWNER** ought to have not done.





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Similarly the **DEVELOPER** undertakes to keep the **LAND OWNER** indemnified against all third party's claim, action, suit, costs etc. arising out of any act or omission or commission of the **DEVELOPER** with regard to the construction of the proposed new building.

Any notice required to be given by one party hereto on the other shall without prejudice to any other mode of service available be deemed to have been served on the other party if delivered by hand or sent by prepaid registered post with acknowledgement due to the above address of the party to whom it is addressed or such other address as may be notified in writing from time to time.

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, injunctions, pandemic, Govt Lock down, civil commotion, strike/band and/or any other act or commission and/or non-availability for supply of building material which by affect the construction work being beyond the reasonable control of the **DEVELOPER**.

During construction work in case of any dispute or difference arising by and between the parties hereto relating to the said Premises and/or in any manner touching or concerning this Agreement, the same shall be adjudicated by reference to the arbitration of two independent arbitrators one to be appointed by each party, who will appoint an Umpire shall be final conclusive and binding on the parties, besides the power and provision provided in the Arbitration and Conciliation Act, 1996 and the modification and/or enactment there under for time to time being in force, the said Umpire shall also have summary powers and shall be carried to proceed summarily and by this a financial safe guard for both the **LAND OWNER** as well as **DEVELOPER** to be adjudged by the Umpire.

Words shall mean and include imparting singular shall include plural and vice-versa and the words imparting masculine gender shall include feminine gender and vice-versa. **Words** importing singular number shall include the plural number and vice versa. **Words** imparting masculine gender shall include the feminine gender and neuter





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gender; similarly, words importing feminine gender shall include masculine gender and neuter gender likewise neuter gender shall include masculine gender and feminine gender.

Time is the main essence of this contract subject to the above mentioned Force Majeure and circumstances beyond control the **DEVELOPER**, The **DEVELOPER** shall complete the construction of the new building in the said premises in habitable condition within a period of such **36 (Thirty Six) months** from the date of conversion of land nature as "Bastu" as mentioned above.

BOTH THE PARTIES ARE JOINTLY AND MUTUALLY AGREED THAT:

- a) **Time of this agreement** for the completion of the construction work is **36 (Thirty Six) months** to be counted from the date of completion of the conversion of land nature as 'Bastu' to be done and completed by the **LAND OWNER** at her cost. **The following papers related to this property are to be handed over by the LAND OWNER to the DEVELOPER :**
 - (1) Mutation of B.L. & L.R.O. (2) Conversion Certificate (3) Upto date paid up K.M.C. Tax Clearance Certificate after affecting the G.R. and (4) General Power of Attorney dated 13.03.2006 registered at A.R.R.-III, Kolkata vide Book No.1V, Deed No.1520 for the 2006.
- b) If the **DEVELOPER** fails to complete of the project and to deliver the **Owner's Allocated portion** to the **LAND OWNER** within the stipulated time the **DEVELOPER** has to pay the **monthly penalty of Rs. 20,000/- (Rupees Twenty Thousand) only** per month till the date delivery of **Owner's Allocated portion** with full habitable condition.
- c) The **DEVELOPER** has to deliver the **Owner's Allocated portion** with habitable condition. The **DEVELOPER** shall have right to take advance part or full consideration sum against its allocation by registered and/or unregistered Agreement for Sale from the intending buyers.





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- d) If any accident(s) or local jhamela(s) occurs during construction of the building the entire financial liability thereof shall be taken by the **DEVELOPER** only.
- e) Immediate after the sanction of the building plan a registered Supplementary Agreement if required, shall be executed and registered at the cost of the **DEVELOPER** for clear distribution of the **Owner's Allocation** and the **Developer's Allocation**.
- f) If any extra work beyond the annexed specification is done as per requirement of the **LAND OWNER**, a separate agreement for extra work shall be executed by the parties herein and the payment thereof shall be cleared up before delivery of the **Owner's Allocation**.
- g) The **DEVELOPER** shall take drainage and water connection and also electric connection and install service meter therein for the inhabitants of the new building at its cost. All the Flat owners of the building including the Owner will pay proportionate charges for common electricity meter together with security deposit and service charges of CESC for the building.
- h) The **DEVELOPER** shall have to supply all the Xerox copies of the papers to the **LAND OWNER** time to time related to this property such as sanctioned building plan or revised plan, drainage connection, water connection and electric connection.
- i) It has been decided that the **DEVELOPER** shall first take the sanction of a **Ground plus three storied residential building plan with lift facility** and immediate after the completion of the brick-works of the proposed **Ground plus three storied building**, the **DEVELOPER** shall take sanction of extra Fourth Floor by consuming maximum F.A.R. to be erected by the **DEVELOPER** at its cost. Entire constructed area of the building i.e. flats, commercial space if any and Car Parking Space shall be divided by and between the parties herein as per **SECOND SCHEDULE** below. Both the allocations of the **DEVELOPER** and the **LAND OWNER** have been described in the **SECOND SCHEDULE** below as **PART-1 (Owner's**





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Allocation) and PART-II (Developer's Allocation). Each of the First Floor, Second Floor, Third Floor and proposed Fourth Floor shall consist of two Nos. of flats and Ground Floor shall consist of 8 Nos. of Car Parking Space as shown in the annexed floor plans.

- j) The **LAND OWNER** has surveyed the land by a machine-survey and on the basis of the said survey-plan, the **DEVELOPER** has prepared a Scheme Plan by his appointed architect as per K.M.C. Building Rules to be sanctioned from the K.M.C. at its cost. Both the allocations of the **LAND OWNER** and the **DEVELOPER** have been described in the **SECOND SCHEDULE** below as per said Scheme Plan and accordingly the **LAND OWNER** and the **DEVELOPER** shall enjoy their respective allocations as per annexed plan.
- k) Both the **DEVELOPER** and the **OWNER** herein shall get the equal share of constructed Flat area of the proposed building. Immediate after sanction of the building plan both the parties shall jointly calculate the Flat area of the proposed building. Either Party shall have to pay the value of the short fall area of Flat portion to the other party to be calculated @Rs.4,500/- (Rupees Four Thousand Five Hundred) per Sq.ft. on built up area only.

BOTH the parties of this Development Agreement shall have to abide by the terms and conditions of this Agreement.

FIRST SCHEDULE
THE FIRST SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF THE LAND

ALL THAT piece and parcel of land measuring about **4 (Four) Cotthas 9 (Nine) Chittaks 42 (Forty Two) Sq.Ft.** more or less being Scheme Plot No. F/2/9, along with 100 Square Feet of Tin Shaded Cemented Flooring Residential Structure, lying and situated at **R.S. Dag as well as L.R. Dag No. 417**, appertaining to **R.S. Khatian No.153/1**, under **Mouza- Madurdaha**, Pargana-Khaspur, J. L. No.12, Touzi No. 2998, Revenue Survey No.212, Being Municipal **Premises No. 170, Hossenpur**, (**Assessee No. 311080401703**) formerly Police Station-Tiljala, presently Police Station





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– Anandapur, Post Office- East Kolkata Township, Kolkata-700107, with the limits of **Ward No. 108** of The Kolkata Municipal Corporation, under Additional District Sub-Registrar at Sealdah, District South 24 Parganas, in the State of West Bengal, assessed by the Kolkata Municipal Corporation and the entire Premises is butted and bounded as follows:-

- ON THE NORTH** : Scheme Plot No. F/2/5, known as Premises No.: 208
Madurdaha (G+4 building)
- ON THE SOUTH** : By 20'-0" wide Municipal Road
- ON THE EAST** : Scheme Plot No. F/2/10, known as K.M.C. Premises No. 207,
Madurdaha (G + 3 building)
- ON THE WEST** : 30'-0" Wide K.M.C. Road.

SECOND SCHEDULE
PART-I
(OWNER'S ALLOCATION)

From the Proposed New Building the **OWNER** will get following the residential built up area as per the sanction Building Plan of The Kolkata Municipal Corporation along with undivided proportionate share of the land and common areas and facilities attributable to the said areas. The **OWNER** shall get from the **DEVELOPER** as her allocated **Flats and Car Parking Space from the proposed residential building as per followings:**

- a) 4 Nos. of residential flats i.e. First Floor Northern side flat, Second Floor Southern side Flat, Third Floor Northern side Flat and Fourth Floor Southern side Flat.
- b) 4 Nos. of Car Parking Space on Ground Floor being Nos. 1,2,3 and 4. The proposed Flats and Car Parking Space have been shown in the annexed Floor plan shown by PINK border line.

The **LAND OWNER** shall enjoy the common rights and common portion of the building as mentioned in the **THIRD SCHEDULE** below.





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A non refundable sum of **Rs.1,00,000/- (Rupees One Lac Only)** is being paid to the **OWNER** by the **DEVELOPER** herein as shown in the memo below and a refundable sum of **Rs. 4,00,000/- (Rupees Four Lac Only)** is also to be paid by the **DEVELOPER** to the **LAND OWNER** within a week from the date of execution of this Agreement.

PART-II
(DEVELOPER'S ALLOCATION)

In the Proposed New Building the **DEVELOPER** will be entitled to get following residential flat area on different floor and Car Parking area on Ground Floor other than the **Owner's Allocation** and also undivided proportionate share of land and common areas and facilities attributable to the said Areas.

The **DEVELOPER** shall get the rest constructed area as its Developer's Allocated Flats and Car Parking Space of the building as per sanctioned building plan in the manner followings :

- a) 4 Nos. of residential Flats i.e. First Floor Southern side Flat, Second Floor Northern side Flat, Third Floor Southern side Flat and Fourth Floor Northern side Flat.
- b) 4 Nos. of Car parking Space on Ground Floor being Nos. 5, 6, 7 and 8. The proposed Flats and Car parking Spaces have been shown in the annexed Floor plan by Green border line.

The **DEVELOPER** shall enjoy the common rights and common portion of the building as mentioned in the **THIRD SCHEDULE** below.


THIRD SCHEDULE
DESCRIPTION OF COMMON PARTS, PORTIONS, AREAS, FACILITIES,
AMENITIES & INSTALLATIONS

PART-I

The following are the Common Parts, Portions, Areas, Facilities and Amenities as are available in the Said Premises mentioned in these presents shall include:

Street-lights, Campus Light and fixtures, electrical installation.

Overhead water reservoir and pump and motor at Ground Floor.





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Pump and pump accessories at Ground level.

Electrical Sub-station including switch gears, control panels etc.

Sewerage and Drainage and its connection with K.M.C. drain.

Water distribution network.

Generator for Power Back Up, If any.

Signage for the overall project and facilities of the present project.

(COMMON AREAS)

Entrance lobbies, parking area and common circulated space and land of the premises.

Walk up staircases or landing of all floors.

Lift , Lift Space, Lift well and Lift Lobby.

The ultimate roof of the particular tower also describes as terrace.

Space required for common utilities like electrical room meter room etc.

Electrical riser, fitting, fixtures, light, switches etc. for the common areas of the Tower.

Electrical doors, common terrace frames and shutters, stair & common area railings etc.

Plumbing pipes and valves, fittings etc. for water distribution system.

Rising main of electricity cables from electrical meter boards.

Sewage, sullage and storm water drainage pipe works.

Overhead Water tank.

Telephone & T.V. cables riser and distribution network inside the building common area.

Meter room and common toilet at ground floor.

Roof of the building.

FOURTH SCHEDULE ABOVE REFERRED TO:

(Specifications)

Structure

: R.C.C. Frame with brick-built structure.

For TRUE NORTH HOMES

Partner

For TRUE NORTH HOMES

Partner



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Steel	: Jai Balaji/ Sakambhari / Reshmi Steel
Cement	: Ultratech/Lafarge/ JSW
Brick	: 1 st class picket/brick.
Internal Wall	: Smooth impervious Wall Putty.
Main Door	: Sal wood frame with both side Teak pasted door shutters.
Internal Door	: Sal wood frame with flush door shutters.
Windows	: Alluminium Windows without Grill.
Hardware	: Good quality Standard Steel fittings & locks of Godrej or reputed make.
Flooring	: Kajaria/ Nitco /RKW make Vitrified tiles in bedrooms, living/dining and common areas.
Kitchen	: Antiskid tile flooring, Ceramic tiles up to 2-4 ft. above kitchen counter top, Marble/Granite counter top with stainless steel sink.
Toilet	: Antiskid ceramic tiles on floor, ceramic tiles on wall up to door height as per choice.
Sanitary ware	: Hindware/Kohler/Cera/ Jhonson or reputed make sanitary fittings.
Bathroom Fittings:	Kholer/ Jaquar/ Essco or reputed make.
Electrical	: Concealed wiring, A. C. point in all bedrooms and Hall
Wire	: Finolex, Havels or reputed make.
Switches	: HavelsCabtree modular.
Phone/T.V.	: T.V. point in drawing/dining.
Exterior	: Latest weatherproof non-fading acrylic exterior finish paint of good quality, Asian Paints Apex Ultima.
Lift	: TKE or Similar make.

MS
ASR

✓ Sumita mukherjee

For TRUE NORTH HOMES

Partner

For TRUE NORTH HOMES

Partner



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23 OCT 2024

IN WITNESS WHEREOF the parties herein put their respective hand and seals on this day, month and year first above written.

WITNESS:

1. Abhejil Kumar Mishra
Ward - No. 1, Main Road
P.O. Battala
Dist - Purba Midnapur

Sumita Mukherjee
 SIGNATURE OF THE OWNER

For TRUE NORTH HOMES

Partner
 For TRUE NORTH HOMES

Ranjit Roy
 Partner

SIGNATURE OF THE DEVELOPER

Read over, explained in Vernacular to the Parties and admitted to be correct and as per the instructions given by the parties, drafted by me and prepared in my chamber:

Debes Kumar Misra
 (MR. DEBES KUMAR MISRA)
 ADVOCATE [Enrollment No. F/364/329/1989]
 HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin
 Place, Kolkata-700 086.
 PH-9830236148(D.K.M.),
 Email:debeskumarmisra@gmail.com
 9051446430(Somesh),
 Email:mishrasomesh08@gmail.com
 9836115120(Tapesh),
 Email:tapesh.mishra85@gmail.com



MEMO OF CONSIDERATION

RECEIVED on and from the within named Developer the sum of **Rs. 1,00,000/-**
(Rupees One Lakh) only as the non refundable advance under this Agreement as per
Memo written below:-

Sl. No.	Date	Cheque No.	Name of the Bank and Branch	Amount Rs.
1.	22.10.2024	000093	ICICI Bank, Santoshpur Branch, Kolkata- 700 075	Rs. 90,000.00

By way of T.D.S.

Rs. 10,000.00

Total: Rs. 1,00,000.00

(Total Rupees One Lac only)

WITNESS :

1. Abhejit Kumar Mishra
vill Nij Matana
P.O. Battala
Dist. Purb Medinipur

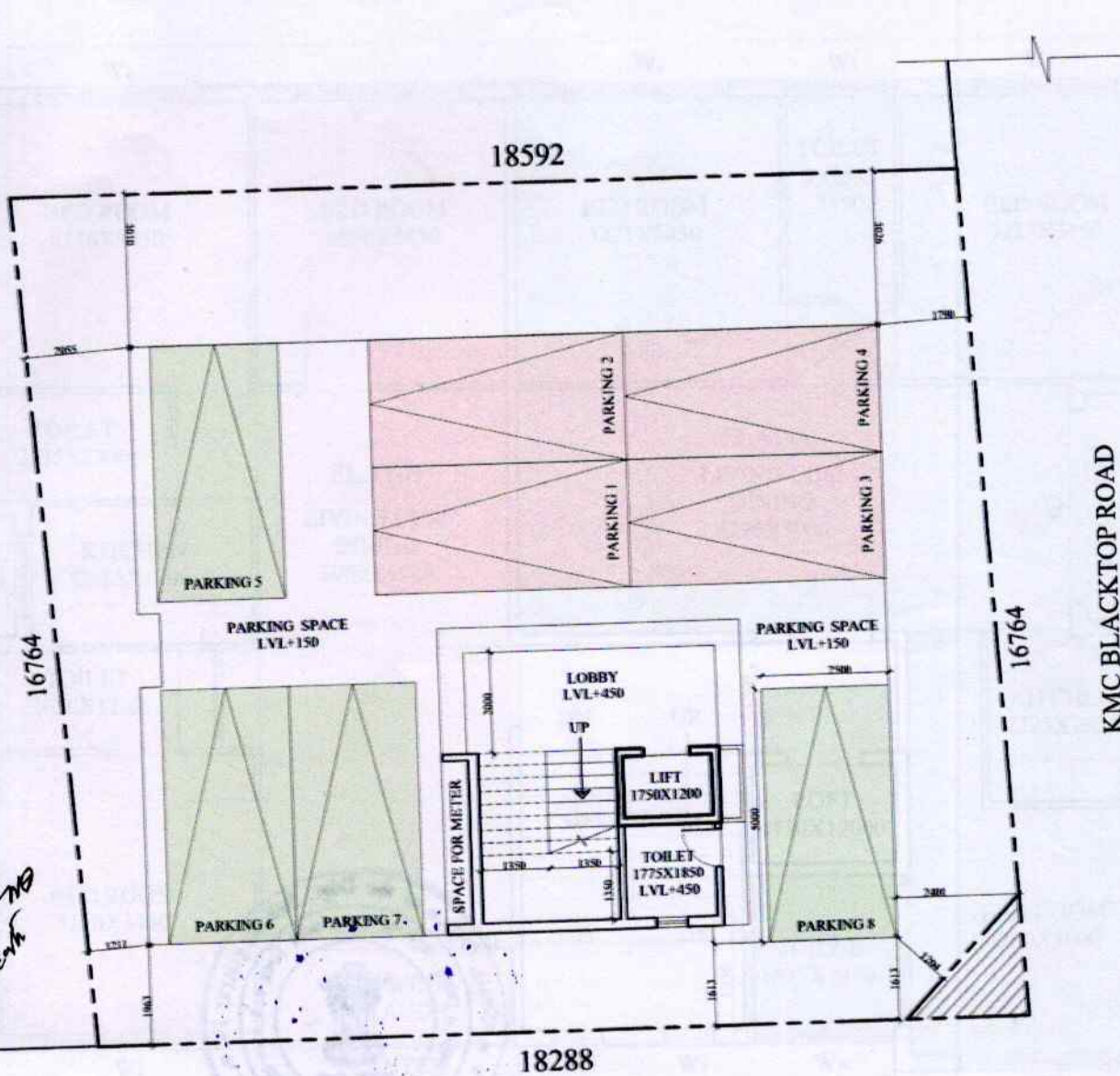
Sumita Mukherjee
SIGNATURE OF THE OWNER

2. ~~Somesh~~ Mishra
P.O. ~~Bar~~
Dist. ~~Calcutta~~

11/11/24
A. S. S. S.



District Sub-Registrar-IV
Registrar U/S 19(2) of 1908
Registration 1908 of
Alipore, South 24 Parganas
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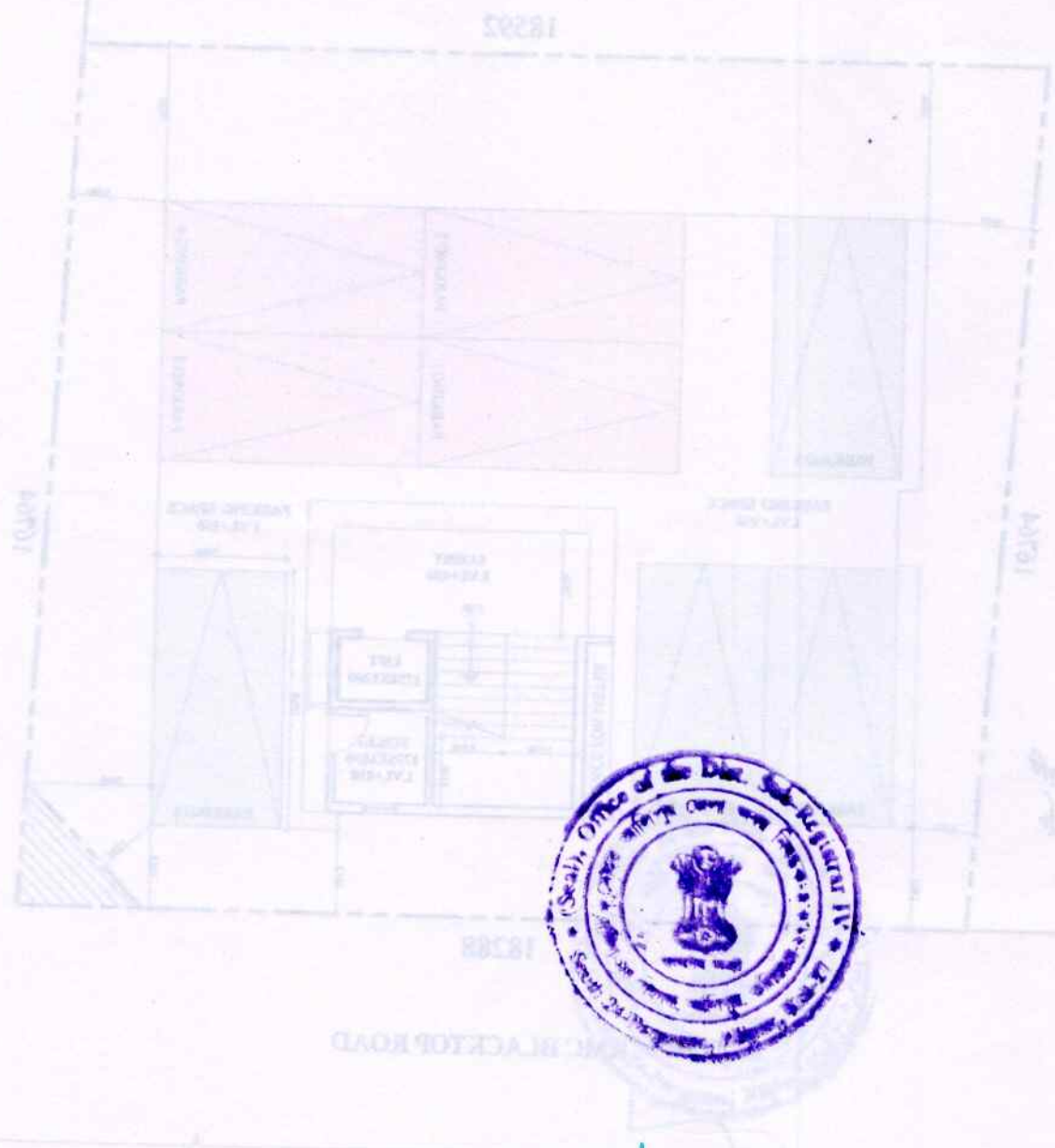


Sumita Mukherjee

For TRUE NORTH HOMES
[Signature]
Partner

For TRUE NORTH HOMES
[Signature]
Partner

KMC BHAGYALOK ROAD



KMC BLACKTOP ROAD

GROUND FLOOR PLAN

MUNICIPAL CORPORATION
BANGALORE, KOLKATA-107, WITHIN

For TRUE NORTH HOMES
Partner
23 OCT 2024
Registered Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Bangalore, South 24 Parganas

For TRUE NORTH HOMES
Partner

PROPOSED GR FLOOR
WARD NO-108, BO



PROPOSED 1ST FLOOR PLAN AT PRE. NO.- 170, HOSSENPUR, KOLKATA-107, WITHIN K.M.C. WARDNO.-108, BOROUGH-XII, UNDER KOLKATA MUNICIPAL CORPORATION



✓ Swamit Mukherjee.

For TRUE NORTH HOMES


Partner

For TRUE NORTH HOMES

Jamyait Roy
Partner

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For TRUE NORTH HOMES

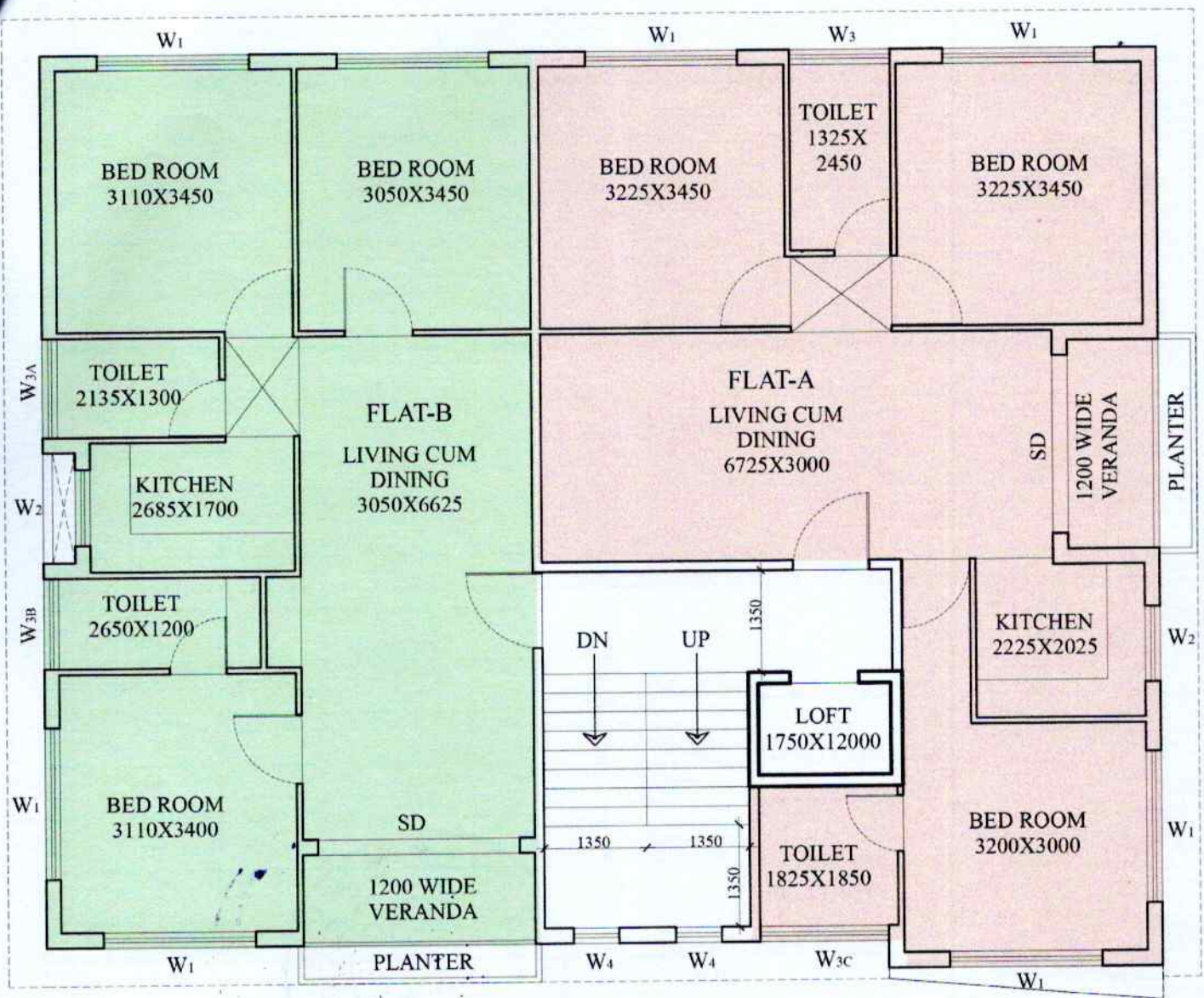
Partner

Partner

Sub-Registrar's Office
S/O (2) of
Registration 1908
Alipore, South 24 Parganas

2023 OCT 6





DEVELOPERS ALLOCATION

2ND FLOOR PLAN

OWNERS ALLOCATION

PROPOSED 2ND FLOOR PLAN AT PRE. NO.- 170, HOSSENPUR, KOLKATA-107, WITHIN K.M.C. WARDNO.-108, BOROUGH-XII, UNDER KOLKATA MUNICIPAL CORPORATION



✓ *Sumita Mukherjee*

For TRUE NORTH HOMES

[Signature]
Partner

For TRUE NORTH HOMES

[Signature]
Partner

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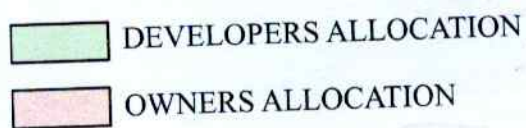


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Albany, South 24 Perimeter
Registration 1908
7 (2) of
Registered Sub District
District Office of the District Attorney, State of New York, Albany, New York

Partner
FOR TRUE NORTH HOMES

FOR TRUE NORTH HOMES
Partner



PROPOSED 3RD FLOOR PLAN AT PRE. NO.- 170, HOSSENPUR, KOLKATA-107, WITHIN K.M.C. WARDNO.-108, BOROUGH-XII, UNDER KOLKATA MUNICIPAL CORPORATION



✓ Susmita Mukherjee

For TRUE NORTH HOMES


Partner

For TRUE NORTH HOMES

Lamyait Luy
Partner

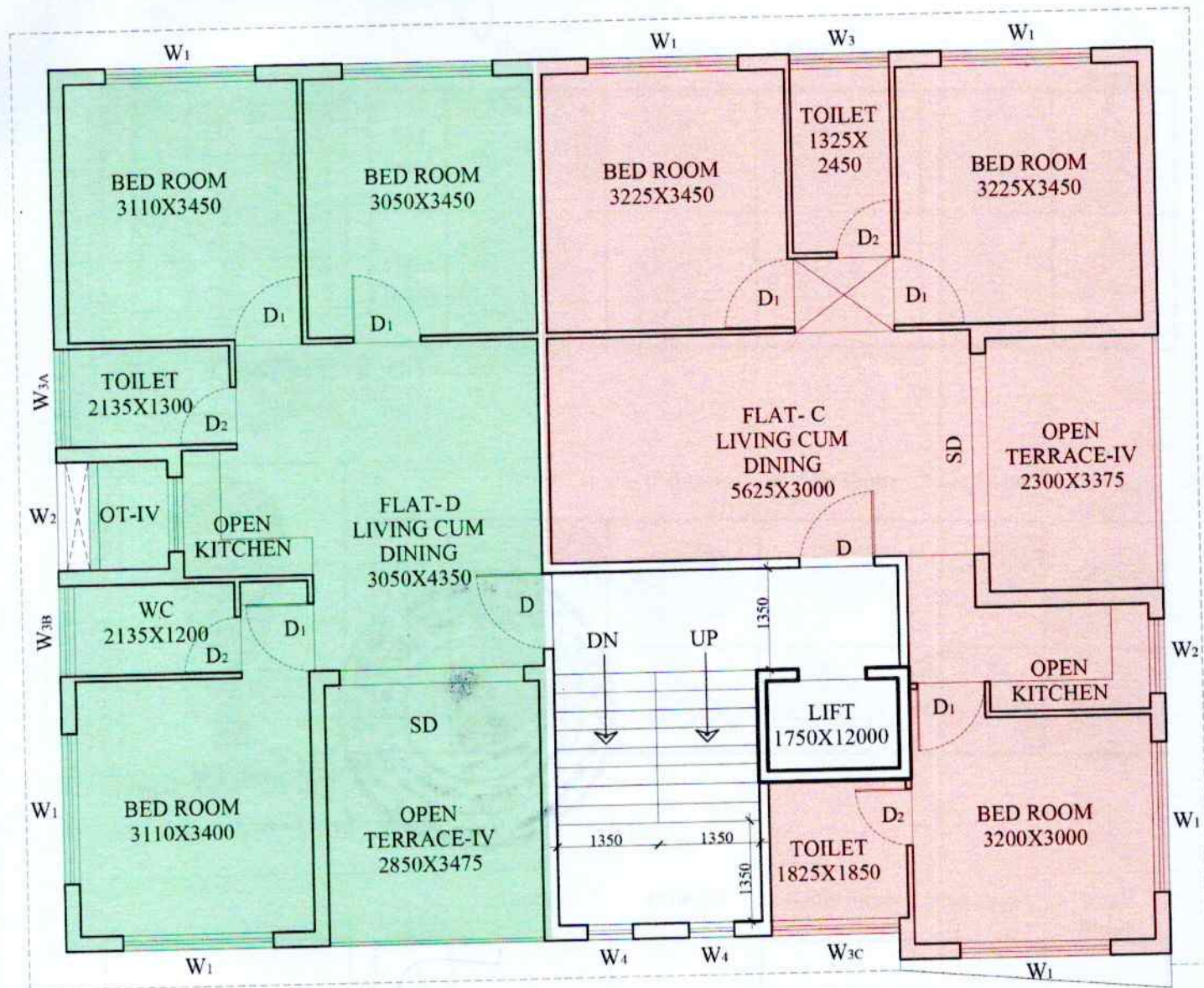
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For TRUE NORTH HOMES

Partners

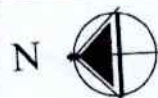
Partners



- DEVELOPERS ALLOCATION
- OWNERS ALLOCATION

4TH FLOOR PLAN

PROPOSED 4TH FLOOR PLAN AT PRE.NO.-170, HOSSENPUR, KOLKATA-107, WITHIN K.M.C. WARD NO-108, BOROUGH-XII, UNDER KOLKATA MUNICIPAL CORPORATION



✓ *Susmita mukherjee*

For TRUE NORTH HOMES

[Signature]
Partner

For TRUE NORTH HOMES

[Signature]
Partner

[Signature]
MS
Advocate



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23 OCT 2024

For TRUE NORTH HOMES

Partner

For TRUE NORTH HOMES

Partner



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

Name SHSMITA MUKHERJEE

✓ Signature Shsmita mukherjee



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left hand					
right hand					

Name RANJIT ROY

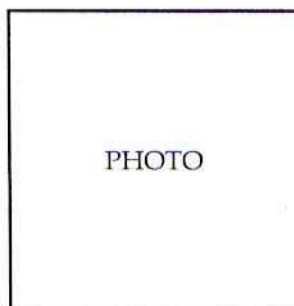
Signature Roy



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left hand					
right hand					

Name RAMYAJIT ROY

Signature Ramyajit Roy



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

Name

Signature



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District Sub-Registrar-IV Registrar U/S 7 (2) of Registration 1906 Alipore, South 24 Parganas
23 OCT 2024



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



192024250252291258

GRN Details

GRN:	192024250252291258	Payment Mode:	SBI Epay
GRN Date:	22/10/2024 23:15:04	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0602588065845	BRN Date:	22/10/2024 23:15:27
Gateway Ref ID:	242961632277	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	221020242025229124	Payment Init. Date:	22/10/2024 23:15:04
Payment Status:	Successful	Payment Ref. No:	2002701150/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SOMESH MISHRA
Address:	HIGH COURT CALCUTTA
Mobile:	9051446430
Period From (dd/mm/yyyy):	22/10/2024
Period To (dd/mm/yyyy):	22/10/2024
Payment Ref ID:	2002701150/2/2024
Dept Ref ID/DRN:	2002701150/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002701150/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2002701150/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	1021
Total				20942

IN WORDS: TWENTY THOUSAND NINE HUNDRED FORTY TWO ONLY.

PAID

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311080401703 Premises No. : 170 Ward No. : 108 Street Name : HOSSENPUR	Reference Deed No. : I-07129/2006 Date of Registration. : Sep 25, 2006 Office Where Registered : DSR-III	Owner Name : SMT. SUSMITA MUKHERJEE Owner Address : 13E, BALLYGUNGE YOUNG, PLACE EAST , P.O.- BALLYGUNGE, KOLKAT A Pin No. : 700019	Character of Premises: Total Area of Land: 04 Cottah, 06 Chatak, 20 SqFeet,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 21-11-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 21-11-2024)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Major Information of the Deed

Deed No :	I-1604-11238/2024	Date of Registration	23/10/2024
Query No / Year	1604-2002701150/2024	Office where deed is registered	
Query Date	22/10/2024 3:30:20 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 1,26,99,100/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,021/- (Article:48(g))		Rs. 1,053/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



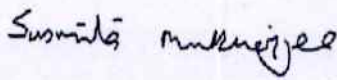
District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: HOSSENPUR, Premises No: 170, , Ward No: 108 Pin Code : 700107

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 9 Chatak 32 Sq Ft	1/-	1,26,69,100/-	Width of Approach Road: 30 Ft.,
Grand Total :				7.6015Dec	1 /-	126,69,100 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Susmita Mukherjee (Presentant) Wife of Mr Subrata Mukherjee Executed by: Self, Date of Execution: 23/10/2024 , Admitted by: Self, Date of Admission: 23/10/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	23/10/2024	LTI 23/10/2024	23/10/2024	
13E,Ballygunge Place East, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: Ayxxxxxx5C, Aadhaar No: 41xxxxxxxx8617, Status :Individual, Executed by: Self, Date of Execution: 23/10/2024 , Admitted by: Self, Date of Admission: 23/10/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	True North Homes 661, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx6c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			




Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Ranjit Roy Son of Late Ajit Kumar Roy Date of Execution - 23/10/2024 , , Admitted by: Self, Date of Admission: 23/10/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
	Oct 23 2024 2:32PM	LTI 23/10/2024	23/10/2024	
UD-080807, UDITA Complex, 1050/1, Survey Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: afxxxxxx0g, Aadhaar No: 38xxxxxxxx8748 Status : Representative, Representative of : True North Homes (as Partner)				

Name	Photo	Finger Print	Signature
Mr Ramyajit Roy Son of Mr Ranjit Roy Date of Execution - 23/10/2024, , Admitted by: Self, Date of Admission: 23/10/2024, Place of Admission of Execution: Office		 Captured	
Oct 23 2024 2:32PM	LT1 23/10/2024	23/10/2024	

UD-080807, UDITA Complex, 1050/1, Survey Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX0 , PAN No.: dxxxxxxx3n, Aadhaar No: 21xxxxxxx2973 Status : Representative, Representative of : True North Homes (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Kumar Mishra Son of Late Niranjana Mishra Village- Nij Maitana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433		 Captured	
	23/10/2024	23/10/2024	23/10/2024

Identifier Of Mrs Susmita Mukherjee, Mr Ranjit Roy, Mr Ramyajit Roy

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Susmita Mukherjee	True North Homes-7.60146 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Susmita Mukherjee	True North Homes-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160411238 / 2024

On 23-10-2024

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.

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

Presented for registration at 12:05 hrs on 23-10-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mrs Susmita Mukherjee ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,26,99,100/-

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

Execution is admitted on 23/10/2024 by Mrs Susmita Mukherjee, Wife of Mr Subrata Mukherjee, 13E,Ballygunge Place East, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others

Indetified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, Village- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 23-10-2024 by Mr Ranjit Roy, Partner, True North Homes (Partnership Firm), 661, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, Village- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

Execution is admitted on 23-10-2024 by Mr Ramyajit Roy, Partner, True North Homes (Partnership Firm), 661, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, Village- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,053.00/- (B = Rs 1,000.00/- ,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 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/10/2024 11:15PM with Govt. Ref. No: 192024250252291258 on 22-10-2024, Amount Rs: 1,021/-, Bank: SBI EPay (SBlePay), Ref. No. 0602588065845 on 22-10-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 48284, Amount: Rs.100.00/-, Date of Purchase: 30/09/2024, Vendor name: Smriti Bikash Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/10/2024 11:15PM with Govt. Ref. No: 192024250252291258 on 22-10-2024, Amount Rs: 19,921/-, Bank: SBI EPay (SBlePay), Ref. No. 0602588065845 on 22-10-2024, Head of Account 0030-02-103-003-02

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 333049 to 333087
being No 160411238 for the year 2024.



(Signature)

Digitally signed by Anupam Halder
Date: 2024.11.12 17:04:16 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 12/11/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.

DATED THIS DAY OF 2024

BETWEEN

SMT. SUSMITA MUKHERJEE

OWNER

AND

M/S. TRUE NORTH HOMES

DEVELOPER

DEVELOPMENT AGREEMENT
ALONG WITH DEVELOPER
POWER OF ATTORNEY

MR. DEBES KUMAR MISRA WITH
SOMESH MISHRA & TAPESH MISHRA

ADVOCATES

HIGH COURT, CALCUTTA
69/1, BAGHAJATIN PLACE
(NEAR BAGHAJATIN RLY. STN.)

KOLKATA-700086.

PH. 2425-0490

MOBILE : 9830236148

9051446430, 9836115120.