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Certified that the document is submitted the Register. The signature sheets and the original sheets attached with the document are the part of this document.

District Sub-Registrar-IV
 Registrar, U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas
 21 DEC 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this ^{21st} day of December, 2023 (Two thousand Twenty-three)

BETWEEN

25943

No..... ₹ 100/- Date.....
Name : R.K. Gupta Advocate
Address : Alipore Police Court
Kolkata - 700 027
Vendor : Alipore Police Court
Alipore Collectorate, 24 Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KOI-27



R.K. Gupta
Advocate
8/0 Late R.P. Gupta
Alipore police Court
Koi-27

District Sub-Registry Office
Registrar D/S (2) of
Registration 1908
Alipore, South 24 Parganas
21 DEC 2023

NURUL ABSAR (PAN ADAPA9134C, Aadhaar No.3164 1635 6421, Mobile No.9433162940), son of Late Kalimuddin Ahmed, by faith Islam, by occupation Business, Nationality Indian, residing at 13A, Colonel Biswas Road, P.O. Ballygunge, P.S.. Karaya, Kolkata-700019, District South 24-Parganas, hereinafter called & referred to as the **OWNER/FIRST PARTY** (which expression shall unless otherwise repugnant to the context be deemed to mean and include his heirs, executors, successors, legal representatives, administrators and assigns) of the **ONE PART.**

A N D

M/S. SHRI SRISHTI, a Partnership firm, (PAN AEKFS7548R), having its office at D/41, Baghajatin Station Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032, represented by its partners (1) **SANJOY ROY** (PAN AEQPR2582A, Aadhaar No.3189 8186 0668), son of Mrinal Kanti Roy, by occupation Business and (2) **JAYATI ROY** (PAN AGFPR9316M, Aadhaar No.8686 9110 6630), wife of Sanjoy Roy, by occupation Business, both by faith Hindu, Nationality Indian, both are residing at D/41, Baghajatin Station Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032, District South 24-Parganas, hereinafter referred to as the **DEVELOPER** (which

expression shall unless otherwise repugnant to the context be deemed to mean & include the said firm, its partners, their respective heirs, executors, successors, legal representatives, administrators & assigns) of the **OTHER PART.**

WHEREAS one Debi Prosad Banerjee and Bhabani Prosad Banerjee both sons of Rajnarain Banerjee, Sashi Bhusan Gupta, son of Late Girish Chandra Gupta, Kalidas Dutta and Durga Das Dutta, sons of Late Monmohan Dutta jointly by an Indenture of Conveyance bearing date the 11th day of December, 1935 (One thousand Nine hundred Thirty-five) and registered in Book No.1 Volume 118 at Page 32 to 34 Being No.5155 for the Year 1935 in the Office of Sub Registrar of 24-Parganas, Alipore purchased for valuable consideration from the Trustees for the Improvement of Calcutta ALL THAT piece and parcel of Revenue redeemed land and premises being Plot No.600, of Scheme XVB of the Calcutta Improvement Trust and being Municipal Premises No.115, Rash Behari Avenue within the limits of the Calcutta Municipality and containing 37 Cottahs 20 sq.ft. of land more or less and more fully described in the Schedule there under.

AND WHEREAS it was necessary that said Plot of land should be divided and partitioned by metes and bounds and allotments be made of the portions of the said piece of land to each of the aforesaid four purchasers according to each party's share of amount contribution in the consideration money for the aforesaid purchaser for respective separate enjoyment the full and free rights of ownership to the exclusion of the remaining parties forever.

AND WHEREAS for the better enjoyment of the respective portions of the said plot allotted to each one of the said four parties they agreed that a twenty feet wide common passage of the total length respective properties of two successors and assigns as passage with drains sewers filtered and unfiltered water pipes, all leadings and other absolute necessities of city life according to the requirements of the Corporation of Calcutta for a 20 Ft. wide Road.

AND WHEREAS by a Deed of Partition bearing date 15th December, 1935 and made between Dharendra Nath Majumdar as First Part Debi Prosad Banerjee, Bhabani Prosad Banerjee of the Second Part Sashi Bhusan Gupta of the Third Part and Kalidas Dutta and

Durga Das Dutta of the Fourth Part and registered in the Office of the Sub-Registrar of 24-Parganas, Alipore in Book No.1 Volume 115 at Pages 21 to 31, Being No.5047 for the Year 1935 the said parties amicably partitioned the said plot of land containing 37 Cottahs and 20 sq.ft. Covered by 20 Ft. wide Road transferring assigning or gifting to the Corporation of Calcutta.

AND WHEREAS the partition plot Nos. 2, 3, 4, 7, 8, 9, 10 and 11 of the total eleven plots into which the same was divided with or total area of 21 Cottahs 2 Chattaks and 41 sq.ft. more or less coloured 'Blue' in the said Plan annexed to the Deed of Partition were allotted to Dhirendra Nath Majumdar absolutely and forever.

AND WHEREAS the said Dhirendra Nath Majumdar used to seize and possess of & otherwise well and sufficiently entitled to the said plot No.7 (Seven) which is divided and demarcated portion of the said plot No.600 of the No.7 contains an area of 3 Cottahs 3 Chattaks 30 sq.ft. and which is numbered as 115E, Rash Behari Avenue.

AND WHEREAS by a conveyance dated 29th May, 1936 said Dhirendra Nath Majumdar sold conveyed the said land measuring more or less, 3 Cottahs 3

Chattaks 30 sq.ft. together with all rights liberties and easements to the said 20 Ft. wide road to Sri Satish Chandra Chatterjee (Chakraborty) for valuable consideration and registered in Book No.1 Volume 64, at Pages 30 to 39 Being No.2517 for the Year 1936 of the office of Sub-Registrar Alipore.

AND WHEREAS said Satish Chandra Chatterjee (Chakra borty) while was in possession of his aforesaid purchased land got his name mutated in the records of the Corporation of Calcutta and got a building plan sanctioned and constructed residential two storied building therein and continued to possess and enjoy the said property absolutely and exclusively free from encumbrances.

AND WHEREAS said Satish Chandra Chatterjee (Chakraborty) died intestate leaving behind his 3 sons (1) Santosh Chatterjee, (2) Paritosh Chatterjee and (3) Prantosh Chatterjee, widow Kiron Sashi Devi as his sole heirs and legal representatives and each of them undivided 1/4th share in the property and they used to seize and possess the same absolutely since after the death of the Satish Chandra.

AND WHEREAS since inheritance and during possession said Kiron Sashi Devi gifted her undivided 1/4th share of the said landed property in favour of her sons Santosh Chatterjee, Prantosh Chatterjee the lunatic Paritosh Chatterjee by executing a Deed of Gift dated 29.9.1953 registered in the Office of Sub-Registrar at Alipore and recorded in Book No.1 Volume No. 107. Pages 52 to 53 Being No.6309 for the Year. 1953.

AND WHEREAS the aforesaid three brothers including the lunatic Paritosh Chatterjee had acquired 1/3rd share in the property as described in the schedule hereunder.

AND WHEREAS on the same day i.e. on 29.9.1953 corresponding to 12th Aswin, 1360 B.S. Santosh Chatterjee purchased the 1/3rd share of the said Prantosh Chatterjee in the joint and undivided property by virtue of a Registered Kobala dated 29.9.1953 registered in the office of Sub-Registrar, Alipore and recorded in Book No.1 Volume No. 107, Pages 45 to 49 Being No.6299 for the Year 1953.

AND WHEREAS thus said Santosh Chatterjee being the Manager of his lunatic brother Paritosh Chatterjee

applied for permission for sale of lunatic's undivided 1/3rd share in the said property taking the price of the entire property at Rs.1,10,000/-.

AND WHEREAS the Learned District Judge by Order No.132 dated 11.4.78 granted permission for sale of 1/3rd share of the Paritosh Chatterjee to the intending purchaser subject to the condition that price in 1/3rd share of the Paritosh Chatterjee to be deposited in Court prior to sale and to place the draft conveyance for approval of the draft conveyance.

AND WHEREAS thereafter (1) Santosh Chatterjee, (2) Paritosh Chatterjee represented by manager Santosh Chatterjee on his behalf sold, conveyed and transferred their land measuring about 3 cottahs 3 chittaks 30 sq.ft. more or less being the divided and demarcated portion of plot No.600, of the Calcutta Improvement Trust Scheme XVB in southern Division of the town of Calcutta Diji Panchannagram, Thana Jadavpur (formerly Tollygunge) S.R. Alipore, and being Plot No.7 bearing Municipal Premises No.115E, Rash Behari Avenue (formerly portion of Premises No.115, Rash Behari Avenue, in favour of Smt. Gouri Ghosh (now deceased), wife of Nirmal Kumar Ghosh, by virtue of a Deed of Sale dated 26th July, 1978 registered in the

schedule mentioned property in favour of her two sons namely, ASOK GHOSH & ARNAB GHOSH on 17th August, 2005.

AND WHEREAS with a view to develop the schedule 'A' mentioned landed property, said Gouri Ghosh entered into a development agreement on 24th July, 2015 with the Developer/confirming party herein under certain terms and conditions mentioned therein and the said development agreement is duly registered in the office of the D.S.R-I South 24-Parganas, Alipore and recorded in Book No.1, Volume No. 1601-2015, Pages 24787 to 24815 Being No. 160102902 for the year 2015.

AND WHEREAS in the meantime on 09th July 2016 said Gouri Ghosh expired leaving behind her said WILL and after her demise, the Probate of the said WILL was issued by the competent Court of law vide P.L.A. No.305 of 2021.

AND WHEREAS since obtaining probate of the said WILL, Sri Asok Ghosh & Arnab Ghosh became absolute joint owners in respect of the said land and building of the said premises (particularly mentioned in the schedule hereunder written).

AND WHEREAS said Asok Ghosh expired on 18.12.2019 leaving behind his wife Manju Ghosh and his daughter SUSMITA GHOSH, as his legal heirs and successors and thus they inherited and became owners of the said property and used to enjoy peaceful possession of the same as owners thereof without any disturbances from any corner

AND WHEREAS during joint possession, said Arnab Ghosh, Manju Ghosh and Susmita Ghosh jointly sold, conveyed and transferred plot of bastu land measuring about 3 cottahs 3 chittaks 30 sq.ft. more or less together with the old two storied building stganding thereon (occupied by tenant SUKANTO CHAKRABORTY on ground floor) being Plot No.600, of CIT Scheme XVB in southern Division of Kolkata, Dihhi Panchannagram, P.S. Rabindra Sarobar (formerly Tollygunge), S.R. Alipore, being Plot No.7, situated at Premises No.115E, Rash Behari Avenue, Kolkata-700026, within the limits of Kolkata Municipal Corporation, Ward No.85, vide Assessee No.110852100230, in favour of the owner/first party herein by executing a Deed of Conveyance dated 23rd June, 2023 and in the said deed said M/s. S.S. DEVELOPERS represented as Developer/Confirming

Party to confirm the sale thereof and the said deed of conveyance is duly registered in the office of the D.S.R-IV, Alipore & recorded in Book No.1, Volume No.1604-2023, Pages 236550 to 236585, Being No.160408020 for the year 2023.

AND WHEREAS since purchase, the owner/first party herein has become the sole and absolute owner and occupier in respect of the said plot of bastu land measuring about 3 cottahs 3 chittaks 30 sq.ft. more or less together with old two storied building stganding thereon (occupied by tenant SUKANTO CHAKRABORTY on ground floor) being Plot No.600, of CIT Scheme XVB in southern Division of Kolkata, Dihhi Panchannagram, P.S. Rabindra Sarobar (formerly Tollygunge), S.R. Alipore, being Plot No.7, situated at Premises No.115E, Rash Behari Avenue, Kolkata-700026, within the limits of Kolkata Municipal Corporation, Ward No.85, vide Assessee No.110852100230, (particularly mentioned in the schedule hereunder written) and has been enjoying and possessing the said property peacefully without any obstruction and disturbances from any corner and also paying relevant rates and taxes to the concerned authority and the said property is now free from all encumbrances, charges, liens, lispendences, demands, lease, mortgage,

having a good clear and free marketable title thereof and the owner/first party herein is entitled to convey, transfer, gift and dispose of her right, title & interest of her said property (particularly mentioned in the schedule hereunder written) at her free discretion.

AND WHEREAS the owner/first party herein has expressed his intention to construct a Multi storied building consisting of compact flats/dwelling units, car parking space and other covered area in accordance to the law of the land and for acquisition on ownership basis by disposing & transferring the same to any person in accordance with the terms & conditions of this agreement and also in accordance with the law of the land through an efficient Builder who has sufficient fund & resources to do so and knowing the said intention of the owner, the Developer herein proposed the owner to entrust upon it in respect of job of development and promotion of the said land as per ~~the~~ intention & preference of the owner.

AND WHEREAS with a view to avoid any future dispute and misunderstanding, both the parties herein have negotiated -between themselves regarding terms and conditions so that the said development can be made and have agreed to enter into this agreement under the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

ARTICLE - I : DEFINITION

1. **LAND** : The land shall mean ALL THAT piece and parcel of the plot of bastu land measuring about 3 cottahs 3 chittaks 30 sq.ft. more or less together with the old two storied building stganding thereon (occupied by tenant SUKANTO CHAKRABORTY on ground floor) being Plot No.600, of CIT Scheme XVB in southern Division of Kolkata, Dihi Panchannagram, P.S. Rabindra Sarobar (formerly Tollygunge), S.R. Alipore, being Plot No.7, situated at Premises No.115E, Rash Behari Avenue, Kolkata-700026, within the limits of Kolkata Municipal Corporation, Ward No.85, vide Assessee No.110852100230, more specifically described in the schedule 'A' hereunder written.

2. **LAND OWNER** : shall mean **NURUL ABSAR**, son Late Kalimuddin Ahmed, by faith Islam, by occupation Business, Nationality Indian, residing at 13A, Colonel Biswas Road, P.O. Ballygunge, P.S. Karaya, Kolkata-700019, District South 24-Parganas, being the owner/first party herein and his legal heirs, executors, successors, representatives, administrators in respect of the property as mentioned in the schedule hereunder written.

3. **DEVELOPER/PROMOTER** : shall mean **M/S. SHRI SRISHTI**, a Partnership firm, having its office at D/41, Baghajatin Station Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032, represented by its partners (1) **SANJOY ROY**, son of Mrinal Kanti Roy, and (2) **JAYATI ROY**, wife of Sanjoy Roy, by occupation Business, both by faith Hindu, Nationality Indian, both are residing at D/41, Baghajatin Station Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032, District South 24-Parganas,.
4. **BUILDING** : shall mean the Multi storied residential flat system Building to be constructed on the said landed property in accordance with the sanctioned Building Plan to be obtained from the Kolkata Municipal Corporation in respect of the said premises mentioned in the Schedule hereunder written.
5. **BUILDING PLAN** : shall mean the Plan to be sanctioned by the local Kolkata Municipal Corporation with such modification or variation thereon as may be made or directed by the said Kolkata Municipal Corporation as agreed upon by the both parties herein.
6. **COMMON FACILITIES AND AMENITIES** : shall include corridors, stair-ways, passage ways, balconies, shafts, (drive-ways), septic tank/pump room, overhead water tank, underground water reservoir, roof, meter space & other space/facilities whatsoever required for the

establishment location, enjoyment provision maintenance and management of the building and/or all other parts of the property or normally in common use. However, while computing the super built up area floor area, proportionate area of stair-ways, landings, corridors, under the roof shall be included.

7. **FIRST PARTY/OWNER'S ALLOCATION** : shall mean first party/owner herein shall be entitled to entire 3rd and 4th floor and 50% of the ground floor as mentioned in Schedule hereunder written, hereinafter referred to as the owner's allocation.

Except owner's allocation, developer also shall provide a total non-refundable sum of Rs.1,00,00,000/- (Rupees one crore) only to the owner/first party herein as part payment start from construction works to completion of building.

8. **DEVELOPER'S ALLOCATION** : shall mean the Developer herein shall be entitled to entire first floor and entire second floor and 50% of the ground floor, hereinafter referred to as the Developer's Allocation (save & except the owner's allocation).

9. **SUPER BUILT UP AREA** : shall mean the built up area of Flats in each floor of the Building of the said property to be constructed plus proportion area of stairs, corridors, landings, lobbies, from ground floor to the roof of

the building, underground and overhead water reservoir, septic tank, drainage, sewerage, pipe line, electric meter space, open spaces around the building of said premises, main entrance gate, boundary wall and other common areas and accessories of each of the Buildings thereon.

10. **TRANSFER** : with the grammatical variation shall include a voluntary transfer of possession and any other means adopted for effecting what is understood as voluntary transfer of space in a building to the intending purchaser or purchasers thereof subject to compliance with the Law later on to regularize the same.

11. **TRANSFeree** : Shall mean any person to whom any floor area together with the proportionate share of land in the premises to be/shall be transferred.

12. **UNIT OR SPACE FOR OCCUPATION** : shall mean the space in ~~the~~ Building available for independent use and occupation after making due provision for common areas, spaces and facilities equally for all the flats and the space required thereof.

13. **SPECIFICATION** : shall mean specification mentioned in the Specification of works annexed hereto.

14. **COMMON EXPENSES** : Shall mean and include expenses for repair, maintenance, up-keep, save protect of common areas, common facility, common amenity to be

borne by all the occupiers of respective flats of the said building during enjoyment.

ARTICLE - II : PAYMENT

This agreement on the part of the both parties herein, the developer herein agreed to commercially exploit the schedule property and to develop the said property being inter-alia on consideration, the developer herein shall be liable to develop the said property by erecting and constructing a Multi storied residential flat system building at his own costs and responsibilities over the said property consisting several flats, shop rooms/garage space & other covered space in pursuance of the Building plan to be sanctioned by Kolkata Municipal Corporation & shall provide to the owner/first party herein the owner's allocation as mentioned hereinabove.

ARTICLE - III : TITLE AND INDEMNITIES INCLUDING CONSTRUCTIONAL OBLIGATIONS:

1. That the owner declares and represents that he has good and absolute right, title to the said property and has a marketable title to enter into this Agreement with the Developer and also declares that the original title deeds, and relevant documents are lying with him.
2. That the owner shall sign and execute all papers relating thereto for the building to be constructed at the said land of the owner as and when required.

3. That all expenses and liabilities for construction which are to be constructed in the said premises along with the municipal rates, taxes, sanction fees of building Plan & other legal expenses shall be borne by the developer and the owner shall not be liable to bear any expenses and constructional liabilities thereto including the costs and expenses relating to sanction Plan & other necessary preliminary costs and expenses relating to full or phase-wise process of construction.
4. That after signing of this agreement, the developer shall prepare a Building Plan through a registered Architect/L.B.S. and shall be approved by the owner and after getting signature of the owner on the said building plan, developer shall submit the same before the competent authority of Kolkata Municipal Corporation for getting sanction thereof and obtain sanction of the said building within three months from the date of signing of this agreement with the costs & expenses of the developer.
5. That the Developer shall be bound to construct the Proposed Multi storied building in pursuance of the said sanctioned Plan to be obtained from the Kolkata Municipal Corporation and the developer shall also be bound to use good quality of building materials.

6. That the developer shall act as an independent contractor in the matter of construction of the building but should follow the said sanctioned Building Plan and also shall use good quality of building materials and shall construct the building in good architectural manner. And also undertake to keep the owner indemnified from and against all third-party claim or compensation and action arising out of any act or relating to the construction of the proposed building to be constructed on the said land of the said premises of the owner herein.
7. That the developer shall get the building proposed to be constructed properly. The Developer shall commence the construction works of the proposed building immediately after getting sanction of the Building Plan from the Kolkata Municipal Corporation.

ARTICLE - IV : EXPLOITATION RIGHT :

1. After execution of this Agreement made in terms hereof, the owner herein shall grant exclusive right to the Developer, to build upon and to commercially exploit the said plot of land on the basis of the sanctioned Building Plan to be approved by the Owner and to be sanctioned by Kolkata Municipal Corporation by constructing residential flat system Multi storied building thereon.

2. That the owner herein will execute a Development Power of Attorney in favour of the developer herein in accordance with the terms & conditions of this agreement, so that the developer may obtain right to construct such building containing several self contained flats thereon, to negotiate with the intending purchaser or purchasers in respect of the flats of developer's allocation and to fix up the price of the flat or flats of the developer's allocated portion of the proposed building at his own discretion and receive the booking money or advance payment and full consideration of the flats in respect of the developer's allocation.
3. All applications, plan & other papers and documents referred to hereinabove shall be submitted by developer in the name of the owner or otherwise at the costs of the developer & developer shall pay and bear all submission expenses.
4. That the Developer shall abide by all the laws, by-laws, rules and regulations of the Government and semi Govt. authorities i.e. Kolkata Municipal Corporation local authorities.
5. That all documents and registration of all documents that may be necessary and to be executed in accordance

with the terms and conditions of the agreement, shall be done at the costs of the Developer.

ARTICLE - V : BUILDING :

1. That the Developer shall commence the construction works of the proposed building immediate after obtaining sanction of the Building Plan without any default & shall complete the construction works of the Building within **24 months** from the date of signing of this agreement subject to that the said period may be extended for further period of six months due to natural calamity such as heavy rain, earth quake, flood, civil riot, labour trouble, strike or any other unavoidable circumstances.

2. That the Developer shall at first hand over possession of the owner's allocation to the owner herein in fully complete and habitable condition in all respect by issuing possession letter in favour of the owner and prior to that the developer will not hand over possession of any portion of the developer's allocation of the proposed building to any other person. Be it specifically mentioned here that developer shall handover the possession of the owner's allocation within **24 months** from the date of signing of this agreement.

ARTICLE - VI : CONSIDERATION AND SPACE ALLOCATION:

1. In consideration of the owner having agreed to grant the exclusive right to the developer to commercially exploit the said premises by constructing Multi storied flat system Building therein in pursuance of the Building Plan to be sanctioned by the Kolkata Municipal Corporation the owner herein shall be entitled to 50% of the total F.A.R. as to be sanctioned by the Kolkata Municipal corporation, and out of the said 50% the owner shall be provided 50% of ground floor, entire third floor and 4th floor of the proposed building, hereinafter referred to as the **owner's allocation**.

Except owner's allocation, developer also shall provide a total non-refundable sum of Rs.1,00,00,000/- (Rupees one crore) only to the owner/first party herein as part payment start from construction works to completion of building.

Save and except the **owner's allocation** the developer herein shall be entitled to remaining 50% of the total F.A.R. as to be sanctioned by the K.M.C. and the said 50% shall be covered as 50% on ground floor and entire first and second floor of the proposed building to be constructed as per the Building Plan to be sanctioned by the Kolkata Municipal Corporation, hereinafter referred to as the Developer's Allocation (save & except the owner's allocation).

2. That the owner herein shall have every right to transfer or dispose of the owner's allocated portion of the proposed building to anybody as per his choice and in this regard the developer shall have no authority and/or right and or power to restrain the owner herein from transferring his allocation as per his choice lawfully claiming through without any way interfere with or disturb the quiet & peaceful possession of the owner's allocation on any person or any persons claiming through or the nominee or nominees of the owner.
3. That the developer herein shall be entitled to enter into agreement for sale in respect of respective flats and shop/car parking space of developer's allocated portion of the building with any intending buyer or buyers and after completion of the entire construction of proposed building & after delivery of possession of the **owner's allocation** to the ~~owner herein~~, and thereafter the developer shall be entitled to transfer or dispose of the flats of the developer's allocation to its nominee or nominees by way of sale by executing necessary conveyance deed & make registration thereof before the competent registration office either by the land owner or by virtue of a Development Power of Attorney with sale right to be executed by the land owner in favour of the developer by making registration of the said power of attorney with the exclusive right to deal with or to enter into any agreement for sale and receive the

entire consideration price or part payment thereof from such intending buyer or buyers in respect of developer's allocation.

4. That as soon as the Building of the residential/commercial complex is completed, Developer shall at first hand over peaceful possession of the owner's allocation to owner herein before handing over the possession to the intending person or persons/nominee(s) of the developer's allocation in the said building and on and from the date of putting the owner in possession of the owner's allocation and at all times thereafter owner shall be exclusively responsible for payment of municipal and property taxes, duties, dues & other statutory outgoings or impositions whatsoever (hereinafter for the sake of brevity collectively referred to as the 'THE SAID RATES' payable in respect of the owner's allocation) only by owner & developer herein shall be exclusively responsible for Kolkata Municipal Corporation tax for its own occupation determined by the Kolkata Municipal Corporation & payment of all the said tax payable in respect of its allocation. The said rates to be apportioned prorate with reference to the constructed area in the building if levied on the Building as a whole. The certificate of Architect/Registered Engineer for the time being in respect of said building as to be the completion of the said building and the quality shall be final and binding upon the parties

hereto and the copy of said certificate shall be handed over to the owner also.

5. That both parties shall regularly pay the said rates to concerned authorities or to such other person or persons of concern as may be mutually agreed between the parties herein in respect of their respective allocated portion of the constructed building.

ARTICLE - VII : COMMON FACILITIES :

1. As soon as the Building of the Housing Residential/commercial apartment completed and on handing over possession of **owner's allocation** in the proposed (constructed) building, the developer and the owner herein shall be exclusively responsible for the payment of all Municipal and property tax, duties, dues, other statutory outgoings & impositions whatsoever payable in respect of their respective allocated portion & both of them shall be liable to bear the respective proportionate share of their respective properties & the common areas & maintenance of the building & other common installations of the building proportionately.

ARTICLE - VIII : COMMON RESTRICTIONS

1. The owner or the developer or any of their respective transferees shall not demolish or permit demolition or any wall or other structures in their respective allocated portion

or any portion thereof or make any structural alteration therein without the permission of the management, society/association/holding organization envisaged herein before on this behalf.

2. The owner or Developer or any of their respective transferees shall permit the owner or developer or the management/society/association/Holding organization & their servants and agents with or without workmen or other at all reasonable time to enter into and upon their respective allocated portion and every part thereof for the purpose of maintaining or repairing any part of the building & cleaning, lighting and keeping in order and good condition any common facilities and/or for the purpose of maintaining, repairing any part of the building and/or cleaning, lighting and keeping in order & good condition any common facilities and/or for the purpose of maintaining, repairing, and testing, drains, & water pipes, electric wires and for any similar purposes.

3. As soon as the building is completed and on getting Completion certificate/C.C. from Kolkata Municipal Corporation, the developer shall give written notice to the owner to take possession of the **owner's allocation** in the said building with completion certificate and from the date of service of such notice & at all times thereafter, the owner shall exclusively responsible for payment of all municipal

taxes and other taxes and other impositions whatsoever payable in respect of his allocated portion & the developer shall be exclusively responsible for payment of all the said taxes payable in respect of the developer's allocation.

4. If there is any amendment of Building Rules or any other rules which are applicable for this project the competent authority according to law in that case all the owner & developer herein shall abide by all the amended Rules and Regulations as per law and all the expenses should be borne by the developer & owner (proportionately)

ARTICLE - IX : DEVELOPER'S OBLIGATION :

1. The Developer shall be liable in all respect to pay or bear of all current rates, taxes, impositions along with other expenses in respect of the schedule mentioned property from getting vacant possession of the said property including the developer's allocated portion of the said building at his own costs and responsibilities and owner/first party herein shall not be liable to bear any such taxes or other costs to the concerned authority in any manner.
2. That after signing of this agreement, developer/second party herein shall prepare a Building Plan through

its own Architect/LBS/Designer at its own costs & expenses.

3. That the Developer shall demolish the existing old structure in the schedule premises at its own costs, risks & responsibilities and also shall be entitled to dispose of all the old building materials, debris by way of sale & all such sale proceeds shall be taken and enjoyed by the Developer & owner shall have no right or claim over the same.

4. The developer herein shall finish and complete the construction of the proposed building within 24 months from the date of signing of this agreement. The period may be extended for further period of six months due to natural calamity, such as earth quake, riot, flood, scarcity of building materials and/or labour trouble, & shall complete and finish in all respects as per specification of works, with the proper completion certificate from the competent authority of Koivkata Municipal Corporation.

5. That the developer shall take proper care & responsibilities to make foundation of the building that would be technically satisfactory and which can resist earthquake or any kind of major vibration.

ARTICLE - X : OWNER'S RESPONSIBILITIES :

1. That the owner herein shall be liable for the good and free marketable title in respect of the schedule mentioned property and the owner herein also shall be liable for all the disputes or objection, if any, raised by any other person and the said schedule property of the owner herein is the subject property on which the development works shall be made by the developer.
2. That the developer herein shall be liable to make over all the dues rates and taxes to the concerned Kolkata Municipal Corporation authority in respect of the said property in the concerned authority and also shall mutate the said property in the name of the owner before the Kolkata Municipal Corporation or other concerned authority at the costs and responsibilities of the developer.
3. That the developer herein shall be liable to execute the necessary deeds/agreement in respect of the portion of developer's allocation of the said proposed building in favour of nominated person or persons of the developer.
4. That the owner herein shall be liable to put his signature in all papers, documents, instruments relating to the construction of the proposed building, and other relevant documents and papers after perusing the same.
5. That the owner herein shall be liable for all the right, title, interest and possession in respect of the schedule 'A' property & he undertakes and declares that the schedule

property is now free from all encumbrances, charges, liens, lispendences, demands, lease, mortgage, demands, attachments, lease, mortgage having a good clear and free marketable title thereof.

6. That the owner undertakes and declares that he never entered into any other agreement or contract with any other person or persons, firm, institution, organization, company & the property is not any debottor or pirottar property nor any case is pending before any court of law.

7. That the owner/first party herein shall have no claim or right or demand over the developer's allocation of the proposed building in the schedule premises.

8. That the owner herein shall be liable for the existing tenant, if any and shall be liable to provide the possession of tenanted portion in the proposed building out of the owner's allocation.

9. That the owner herein shall be liable to negotiate with the existing tenant, if any at his own risks and responsibilities and the developer shall not be liable for the same.

ARTICLE - XI : MISCELLANEOUS:

a. After execution of this agreement, owner herein shall hand over all the original papers and documents against

valid receipt thereof in respect of the schedule mentioned premises to the developer herein and also execute a Development power of Attorney in favour of the Developer herein empowering the developer to do all the necessary acts, deeds, things for completion of the construction of the proposed building over the said schedule mentioned property.

b. That by virtue of this agreement and on the strength of the said Development power of Attorney, the Developer herein shall do all the necessary acts, deeds and matters or things for construction of proposed building in the schedule premises as per sanction of building plan of Kolkata Municipal Corporation to be obtained by the developer at its own costs and responsibilities.

c. That ~~after obtaining~~ delivery of the possession of the said property/~~premises~~ as mentioned in the schedule 'A' hereunder ~~written~~, ~~developer~~ shall start the construction of the proposed building in pursuance of a Building Plan to be sanctioned by Kolkata Municipal Corporation after demolishing the existing old structure thereon and dispose of all the broken materials including all old fittings and fixtures to any person and receive the sale proceeds thereof but the owner shall have no right or claim for the same.

- d. That developer shall be entitled to enter into any agreement for sale with any intending buyers in respect of the Developer's allocated portion of the proposed building in schedule mentioned premises and the owner herein shall not be liable for the same.
- e. That the developer shall construct & complete the proposed building over the schedule mentioned property as per specification of construction as mentioned hereunder.
- f. That during construction of the proposed building, if any incident, accident or mishap happens or occurs, the developer shall be liable and responsible for the same at his own risks and responsibility and the owner herein shall not be held liable for the same in any manner.
- g. That the developer shall solve all the demands of any local club, organization, institution, local Police or other association at his own risks & responsibilities and the owner shall provide necessary assistance as and when required for the same.
- h. That during construction of the proposed building in the schedule premises, the developer herein shall engage all the men, masons, labours, carpenters, painter, plumber, electrician, at his own costs & also shall solve all the local problem and the owner shall co-operate with the

developer which would be permitted in law as per request of the developer.

- i. That the developer shall be liable to bear all the costs & expenses for construction & completion of the proposed Building in the schedule mentioned property and shall not demand any part thereof from the owner herein in any manner.
- j. That the developer herein shall complete the construction work of the said building over the schedule mentioned property as per the specification of construction mentioned hereunder and also shall use the best quality of building materials and provide all common installations, fittings, fixtures, amenities for the common use thereof.
- k. It is to be noted here that if any dispute or any case is found pending relating to the schedule premises, the land owner shall solve & settle all such disputes at his own costs & responsibilities and thereafter shall hand over peaceful possession of the said property to the developer herein.
- l. That the owner herein shall have liberty to enquire and inspect the construction of the said building either personally or through his own engineer, architect at any reasonable hour and the developer herein shall allow the owner or their agents to do the same subject to condition

that the owner herein shall not cause any obstruction or disturbances to the men and masons engaged by the developer in his works.

m. That except the specification of work, if the owner intends to make any additional works, developer shall be liable to make such additional works subject to that the owner/first party herein shall be liable to bear such additional costs.

n. That both the parties herein shall abide by all the conditions contained herein above and shall not cause any breach of conditions in any manner.

ARTICLE - XII : ARBITRATION :

a. In case any disputes and differences between the parties hereto arising out of agreement regarding the construction or interruption of any of the terms and conditions herein or determination of any liability or otherwise touching these presents shall be referred to a sole Arbitrator to be nominated by both the parties. Developer shall nominate Arbitrator and owner also shall have right to appoint their own arbitrator and the same shall be deemed to be reference within the meaning of the Arbitration and Conciliation Act, 1996 and/or the act as may be enacted & the statutory amendments or modification there-under and the award given by such Arbitrators shall be binding and conclusive on both the

parties hereto. The Arbitrator shall have the power to appoint an umpire in case of any differences to such award to be passed by the Umpire shall be in accordance with the provision of the Arbitration and Conciliation Act, 1996.

- b. That the ultimate roof of the said proposed building shall be used for common purpose of all the flat owner of the premises and before handing over of possession of all flats or flats or portions of the said newly constructed building, if any damage or repair is to be required, it will be done by the developer at his own costs.

ARTICLE - XIII : JURISDICTION :

Appropriate courts of Alipore South 24-Parganas, Calcutta High Court having jurisdiction, shall have the jurisdiction to settle and entertain all disputes and actions between the parties herein.

That both the parties herein shall abide by all the terms and conditions of this agreement sincerely.

SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of piece & parcel of the bastu land measuring about 3 cottahs 3 chittaks 30 sq.ft. more or less together with the old two storied building standing thereon containing 750 sq.ft. on ground floor

and 750 sq.ft. on first floor with cemented flooring, total 1500 sq.ft. a little more or less (occupied by tenant SUKANTO CHAKRABORTY on ground floor) being Plot No.600, of CIT Scheme XVB in southern Division of Kolkata, Dihi Panchannagram, P.S. Rabindra Sarobar (formerly Tollygunge), S.R. Alipore, being Plot No.7, situated at Premises No.115E, Rash Behari Avenue, Kolkata-700026, within the limits of Kolkata Municipal Corporation, Ward No.85, vide Assessee No.110852100230, District South 24-Parganas. Butted and bounded by :

NORTH : 62, Mahanirvan Road.

SOUTH : 20' feet wide K.M.C. Road.

EAST : 115F, Rash Behari Avenue.

WEST : 63A, Mahanirvan Road & 113, Rash Behari Avenue.

SCHEDULE 'B' ABOVE REFERRED TO
(Construction)

ALL THAT the G + 4 storied building having residential/commercial flats on the different floors including lift facilities, together with the other constructions such as passage, stair case, over head tank, motor and pump set, electric wiring, room for motor and pump set, common

electric meter space, underground water reservoir, septic tank and other common areas for the common use and rights of the occupants of the flats.

SCHEDULE 'C' ABOVE REFERRED TO
(Owner' Allocation)

OWNER' ALLOCATION : The Owner herein will be entitled to 50% of total F.A.R. as to be sanctioned by the K.M.C. and the said 50% shall cover the 50% of ground floor, entire third floor and fourth floor of the proposed building together with the such other constructions such as passage, stair case, over head tank, motor and pump set, electric wiring, room for motor and pump set, common electric meter space, underground water reservoir, septic tank and other common areas for the common use and rights of the occupants of the flats.

SCHEDULE 'D' ABOVE REFERRED TO
(Developer's Allocation)

The Developer shall be entitled to remaining 50% of the total F.A.R. as to be sanctioned by the K.M.,C. and the said 50% shall cover the 50% of ground floor, entire first floor and entire second floor of the proposed building to be constructed in accordance with the Building Plan as to be sanctioned by the Kolkata Municipal Corporation except the owner' allocation as mentioned in schedule 'C' herein above, together with common easement rights in common areas of the said premises (including all passage, stair

case, over head tank, motor and pump set, electric wiring, room for motor, pump set, common electric meter space, underground water reservoir, septic tank & other common areas for common use & rights of occupants of the flats).

SCHEDULE 'E' ABOVE REFERRED TO
(SPECIFICATION)

GENERAL : The building shall be of R.C.C. (1:2:4) framed structure as per drawing and specification.

BRICK WALL : All exterior brick wall shall be 0'-8" / 0' thick with brick in sand cement mortar 1:6. All partition wall shall be 0'-3" thick with brick with sand cement mortar 1:4. And Iron rod of Durgapur ISI Marked and Cement ULTRATECH.

INSIDE & OUTSIDE WALL PLASTER:

: ½" thick plaster with sand cement Mortar 1:6.

CEILING PLASTER : ¼" thick plaster with sand cement Mortar 1:4.

FLOORING : Entire floor of the said flat will be of Marble flooring.

KITCHEN : Cooking table top will be of black

Kodapa stone size 6'-0" x 21" dado will be of glazed tiles above table top upto 2'-0" height (one side).

DOOR FRAME : All door frame will be of treated

Wood (4" x 2½").

DOOR SHUTER : Door shutter will be of 35 mm. flush Door shutter.

WINDOW : All windows are aluminium sliding channel fitted with glass.

ELECTRIC WIRING : Concealed wiring with the make Copper wire KDK or Finolex will be provided in PVS conduit pipe.

INTERNAL WATER LINE : Concealed ½" G.I. pipe (medium) ISI mark (Non-Tata).

PAINTING WORK:

- A. Internal wall finishing : All inside wall will be finished
With plaster of paris.
- B. Outside wall : 2 coats snowcem cement base
Paint.
- C. Door/window: 2 coats of synthetic enamel paint
Over one coat of primer.

IN TOILETS : Sanitary fittings will be provided with the following fittings and of standard quality.

- i. 1 commode/Indian type pan(white)
 - ii. One low down cistern (PVC) white.
 - iii. One 20" x 16" basin (Porcelain white).
 - iv. One Geyser point.
 - v. One shower and three taps will be provided in each toilet.
- b. In W.C.
- i. One commode.
 - ii. One low down cistern (PVC)
 - iii. Two taps.
 - iv. One shower.

Kitchen:

One black top stainless steel sink 24" x 16"
And 2 Nos. tap.

Sanitary and Plumbing :

4" HOPE PULY Soil pipe.

4" DIA PULY Pipe for R.W.P.

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

WITNESSES:

1. R.K. Gupta
Advocate

Alipore Police Court
KOL-27

Nurul Akbar

SIGNATURE OF THE OWNER

Shri Srishti

2. Soma Naskar
Adv.

Sajay Roy
Partner

SIGNATURE OF DEVELOPER

Alipore Police Court
KOL-27

Drafted by :

R.K. Gupta

KOLA
NO-1762

Computer printed by:

KALA CHAND ROY
Alipur Police Court,
Kolkata-700027.

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

Name

Signature



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

Name

Signature *N. S. Chatterjee*



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

Name

Signature *S. Jayati Roy*



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

Name

Signature *Jayati Roy*



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



192023240321726991

GRN Details

GRN: 192023240321726991
GRN Date: 20/12/2023 17:57:44
BRN : 190336009
GRIPS Payment ID: 201220232032172698
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 20/12/2023 17:58:28
Payment Init. Date: 20/12/2023 17:57:44
Payment Ref. No: 2003119522/2/2023

[Query No.* Query Year]

Depositor Details

Depositor's Name: PRAMOD YADAV
Address: 26A, Padda Pukur Road Kolkata
Mobile: 9239763260
E-Mail: pyadav158@gmail.com
Depositor Status: Others
Query No: 2003119522
Applicant's Name: Mr Rajesh Kumar Gupta
Identification No: 2003119522/2/2023

Remarks: Sale, Development Agreement or Construction agreement

Period From (dd/mm/yyyy): 20/12/2023

Period To (dd/mm/yyyy): 20/12/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003119522/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	2003119522/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				74941

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.

Land Lord Details :

Sl. No	Name & address	Status	Execution Admission Details
1	NURUL ABSAR Son of Late KALIMUDDIN AHMED, 13A, COLONEL BISWAS ROAD, City:-, P.O:- BALLYGUNGE, P.S:-Karaya, District-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. ADxxxxx4C, Aadhaar No.: 31xxxxxxxx6421, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details
1	SHRI SRISHTI (Partnership Firm) D/41, BAGHAJATIN STATION ROAD, City:-, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 PAN No. AExxxxx8R, Aadhaar No Not Provided by UIDAI Status: Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	SANJOY ROY Son of MRINAL KANTI ROYD/41, BAGHAJATIN STATION ROAD, City:-, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxx2A, Aadhaar No.: 31xxxxxxxx0668	SHRI SRISHTI (as PARTNER)
2	JAYATI ROY Wife of SANJOY ROYD/41, BAGHAJATIN STATION ROAD, City:-, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxx6M, Aadhaar No.: 86xxxxxxxx6630	SHRI SRISHTI (as PARTNER)

Identifier Details :

Name & address
RAJESH KUMAR GUPTA Son of Late R P GUPTA ALIPORE, City:-, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of NURUL ABSAR, SANJOY ROY, JAYATI ROY

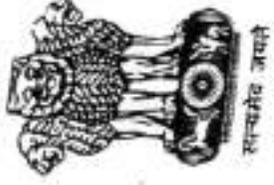
Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NURUL ABSAR	SHRI SRISHTI-5.32813 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	NURUL ABSAR	SHRI SRISHTI-1500 Sq Ft





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

Query No / Year -	2003119522/2023	Office where deed will be registered
Query Date	19/12/2023 6:26:28 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Rajesh Kumar Gupta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9630142188, Status : Advocate	
Transaction		Additional Transaction
[0110] Sale, Development Agreement or Construction agreement		[4305] Declaration [No of Declaration : 2]
Set Forth value		Market Value
Rs. 2/-		Rs. 3,23,74,691/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 75,020/- (Article:48(g))		Rs. 21/- (Article:E, E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rash Behari Avenue, Road Zone : (Sarat Bose Road Crossing -- Triangular Park (Ward No 85,86,90,68)) , Premises No: 115E., Ward No: 085, Pin Code : 700026

Sch No	Plot Number	Khatian Proposed	Land UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)	Bastu		3 Katha 3 Chatak 30 Sq Ft	1/-	3,13,87,503/-	Width of Approach Road: 20 Ft.,
Grand Total :				5.3281Dec	1 /-	313,87,503 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	9,87,188/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total : 1500 sq ft				1 /-	9,87,188 /-



Assessment and Land or Building Details as received from KMC :

S. No. Property Identification by KMC		Registered Deed Details		Owner Details of Property		Land or Building Details	
Assessment No. : 110852100230 Premises No. : 115E Ward No. : 085 Street Name : RASH BEHARI AVENUE		Reference Deed No. : Date of Registration : Office Where Registered :		Owner Name : SRI ARNAB GHOSH, SMT MANJU GHOSH, SUSMITA GHOSH Owner Address : 115E, RASH BEHARI AVENUE, KOLKATA-29 Pin No. : 700029		Character of Premises: Total Area of Land: 03 Cottah, 03 Chatak, 30 SqFeet,	
L1 Assessment No. : 110852100230 Premises No. : 115E Ward No. : 085 Street Name : RASH BEHARI AVENUE		Reference Deed No. : Date of Registration : Office Where Registered :		Owner Name : SRI ARNAB GHOSH, SMT MANJU GHOSH, SUSMITA GHOSH Owner Address : 115E, RASH BEHARI AVENUE, KOLKATA-29 Pin No. : 700029		Character of Premises: Total Area of Land: 03 Cottah, 03 Chatak, 30 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 18-01-2024) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 18-01-2024)
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. ALIPORE, 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





BAR COUNCIL OF WEST BENGAL

13/13, New Market Road, Calcutta-700 016, India
Phone: 236 8058, 2348 1320, 2360 3177, Tele Fax: 2348 3000
E-mail: secretary@barcouncilwb.org
Website: www.barcouncilwb.org

IDENTIFICATION CARD

NAME: **RAJESH KUMAR GUPTA, Advocate**

Present Address: **Late Ram Pratap Gupta**



(Signature)
KUSHORE DATTA
Secretary

Card No. **E-3891**

Address Registered on the Roll: **13/2B, Dharendra Nath Choudh Road,
P.O. Bhowanipour, P.S. Kalighat, Kolkata-25**

Present Address: **DO**

Enrollment No. / F. No.: **627/2018**

Date of Birth: **06.09.1969**

Date: **30.11.2018**

Valid till WB No. is not assigned

(Signature)
Secretary / Assistant Secretary

R.K. Gupta
Advocate

Major Information of the Deed

Deed No :	I-1604-15354/2023	Date of Registration	21/12/2023
Query No / Year	1604-2003119522/2023	Office where deed is registered	
Query Date	19/12/2023 6:26:28 PM	D.S.R. - IV SOUTH 24-PARGANAS, District	South 24-Parganas
Applicant Name, Address & Other Details	Rajesh Kumar Gupta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No : 9830142188 Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 3,23,74,691/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,020/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rash Behari Avenue, Road Zone : (Sarat Bose Road Crossing -- Triangular Park (Ward No 85,86,90,68)) , Premises No: 115F Ward No: 085 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 3 Chatak 30 Sq Ft	1/-	3,13,87,503/-	Width of Approach Road: 20 Ft.,
Grand Total :					1 /-	313,87,503 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	9,87,188/-	Structure Type: Structure

Gr Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete

Total :	1500 sq ft	1 /-	9,87,188 /-
----------------	-------------------	-------------	--------------------

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature	Name	Photo	Finger Print	Signature
1	<p>NURUL ABSAR Son of Late KALIMUDDIN AHMED Executed by: Self, Date of Execution: 21/12/2023 , Admitted by: Self, Date of Admission: 21/12/2023 ,Place : Office</p> <p>13A,COLONEL BISWAS ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxx4C, Aadhaar No: 31xxxxxxxx6421, Status :Individual, Executed by: Self, Date of Execution: 21/12/2023 , Admitted by: Self, Date of Admission: 21/12/2023 ,Place : Office</p>				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>SHRI SRISHTI D/41, BAGHAJATIN STATION ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: AExxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature	Name	Photo	Finger Print	Signature
1	<p>SANJOY ROY (Presentant) Son of MRINAL KANTI ROY Date of Execution - 21/12/2023, , Admitted by: Self, Date of Admission: 21/12/2023, Place of Admission of Execution : Office</p> <p>D/41, BAGHAJATIN STATION ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxx2A, Aadhaar No: 31xxxxxxxx0668 Status : Representative, Representative of : SHRI SRISHTI (as PARTNER)</p>				
2	<p>JAYATI ROY Wife of SANJOY ROY Date of Execution - 21/12/2023, , Admitted by: Self, Date of Admission: 21/12/2023, Place of Admission of Execution : Office</p>				

D/41, BAGHAJATIN STATION ROAD, City:- , P.O.- JADAVPUR UNIVERSITY, P.S.-Jadavpur, District-
South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Female, By Caste: Hindu, Occupation:-
Business, Citizen of India, PAN No.: AGxxxxx6M, Aadhaar No: 86xxxxxxxx6630 Status:
Representative, Representative of: SHRI SRISHTI (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
RAJESH KUMAR GUPTA Son of Late R.P GUPTA ALIPORE, City:- , P.O.- ALIPORE, P.S.- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
Identifier Of: NURUL ABSAR SANJOY ROY, JAYATI ROY	21/12/2023	21/12/2023	21/12/2023

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	NURUL ABSAR	SHRI SRISHTI-5.32813 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	NURUL ABSAR	SHRI SRISHTI-1500.00000000 Sq Ft

Endorsement For Deed Number : I - 160415354 / 2023

On 21-12-2023

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 (9) of Indian Stamp Act 1899.

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

Presented for registration at 12.59 hrs on 21-12-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by SANJOY ROY .

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 3.23,74,691/-.

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

Execution is admitted on 21/12/2023 by NURUL ABSAR, Son of Late KALIMUDDIN AHMED, 13A,COLONEL BISWAS ROAD, P.O BALLYGUNGE, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Muslim, by Profession Business

Indetified by RAJESH KUMAR GUPTA, ., Son of Late R P GUPTA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-12-2023 by SANJOY ROY, PARTNER, SHRI SRISHTI (Partnership Firm), D/41, BAGHAJATIN STATION ROAD, City: ., P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032

Indetified by RAJESH KUMAR GUPTA, ., Son of Late R P GUPTA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 21-12-2023 by JAYATI ROY, PARTNER, SHRI SRISHTI (Partnership Firm), D/41, BAGHAJATIN STATION ROAD, City: ., P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24 Parganas, West Bengal, India, PIN - 700032

Indetified by RAJESH KUMAR GUPTA, ., Son of Late R P GUPTA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB, Online on 20/12/2023 5:58PM with Govt. Ref. No: 192023240321726991 on 20-12-2023, Amount Rs. 21/-, Bank: HDFC Bank (HDFC0000014) Ref. No. 190336009 on 20-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 74,920/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 25946, Amount: Rs.100.00/-, Date of Purchase: 19/12/2023, Vendor name: Subhankar Das

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

Online on 20/12/2023 5:58PM with Govt. Ref. No: 192023240321726991 on 20-12-2023, Amount Rs. 74,920/-, Bank: HDFC Bank (HDFC0000014) Ref. No. 190336009 on 20-12-2023, Head of Account 0030-02-103-003-02

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 1604-2023, Page from 469074 to 469126
being No 160415354 for the year 2023.



Digitally signed by Anupam Halder
Date: 2023.12.21 14:09:01 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 21/12/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.