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পশ্চিমবঙ্গ पশ্চিম বঙ্গ WEST BENGAL

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09/12/2024

Carried that the document is annexed to the  
Registration. The signature sheets and the  
endorsement sheets attached with the  
document are the only parts of this document.

Chittaranjan Sub-Registration and  
Registration No. S 7 (2) of  
Registration No. 9999  
Address: South 24 Parganas

### DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 9th day of December, Two Thousand Twenty-Four(2024) B E T W E E N SRI SUDIP BHATTACHARJEE, Son of Late Keshabanandana Bhattacharjee, by faith-Hindu, by occupation-Service, having AHBPB6673N & Aadhaar No.9759 5396 4287, residing at 14, North Road, Kolkata-700 032, P.S.Jadavpur, in the District of South 24-Parganas, hereinafter referred to as the "OWNER" (which term or expression shall unless excluded by

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or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the ONE P A R T.

## A N D

"KRISHNA", a Partnership Firm having its Permanent Account No. ABU FM5718Q & GSTIN:19ABU FM5718Q1Z3 and its registered office at 156, Prince Golam Hossain Shah Road, Kolkata-700 032, P. S. Jadavpur, in the District of South 24-Parganas, at present represented by its partners namely (1)SRI BIJOY SINGH, son of Late Nandalal Singh, by faith-Hindu, by occupation-Business, having Permanent Account No.ETCPS5363B & Aadhaar No.8645 6342 9161, residing at 156, Prince Golam Hossain Shah Road, Kolkata-700 032, P. S. Jadavpur, in the District of South 24-Parganas and (2)SRI BIKASH SINGH, Son of Alakh Singh, by faith-Hindu, by occupation-Business, having Permanent Account No.GOZPS0726E & Aadhaar No. 5973 2114 8308, residing at 156, Prince Golam Hossain Shah Road, Kolkata-700 032, P. S. Jadavpur, in the District of South 24-Parganas, hereinafter referred to as the "DEVELOPER"(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office, executors, administrators, legal representatives and assigns) of the of the OTHER PART.

WHEREAS the present owner absolutely seized and possessed and/or otherwise well sufficiently entitled to ALL THAT piece and parcel of homestead land measuring 4 Cottahs 9 Chittacks 20 Square feet be the same a little more or less together with two storied building standing thereon measuring about 800 square feet lying situate at and being known as Municipal Premises No.14, North Road, Kolkata-700 032, P.S. Jadavpur now within the local limits of the Kolkata Municipal Corporation under Ward No.93,having Municipal Assessee No. 21-093-07-0100-2, in the District of South 24-Parganas and have been paying taxes regularly which is morefully and particularly mentioned and described in the First Schedule hereunder written.

AND WHEREAS the owner herein approached the Developer herein with the proposal to construct a multi storied building upon the said land in accordance with the building plan comprising of several self contained flats or any other saleable space or spaces or portion thereof utilising the maximum F.A.R. for mutual profits, interest and benefits on or over the said property morefully and particularly mentioned and described in the First Schedule hereunder written on the terms and conditions which have been mutually discussed and settled.

AND WHEREAS the owner has specifically represented to the Developer that he is the sole and absolute owner of the property morefully and particularly mentioned and described in the First

Schedule hereunder written on which representation the Developer has bonafide belief that the Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises in its entirety as the owners thereof and that they have full right and absolute authority of alienation or entitlement of transfer of the same or any portion thereof without let, hindrance, claim, question or demand being raised by anybody in this behalf and have also declared and confirmed that they have not executed any type of instrument like sale, lease, gift, mortgage, charge or Agreement for Sale, Tenancy and Development Agreement with regard to the said property with anybody/bodies, person/persons, concern/concerns, company/companies and authority/authorities.

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

#### ARTICLE : I : DEFINITIONS

1. OWNER shall mean SRI SUDIP BHATTACHARJEE, Son of Late Keshabanandana Bhattacharjee, by faith-Hindu, by occupation-Service, having AHBPB6673N & Aadhaar No.9759 5396 4287, residing at 14, North Road, Kolkata-700 032, P.S. Jadavpur, in the District of South 24-Parganas.
2. DEVELOPER shall mean "KRISHNA", a Partnership Firm having

its Permanent Account No.ABUFM5718Q & GSTIN:19ABUFM5718Q1Z3, and its registered office at 156, Prince Golam Hossain Shah Road,Kolkata-700 032, P. S. Jadavpur,in the District of South 24-Parganas,at present represented by its partners namely (1)SRI BIJOY SINGH, son of Late Nandalal Singh, by faith-Hindu, by occupation-Business, having Permanent Account No.ETCPS5363B & Aadhaar No.8645 6342 9161, residing at 156, Prince Golam Hossain Shah Road, Kolkata-700 032, P. S. Jadavpur, in the District of South 24-Parganas and (2)SRI BIKASH SINGH, son of Alakh Singh, by faith-Hindu, by occupation-Business, having Permanent Account No.GOZPS0726E & Aadhaar No.5973 2114 8308, residing at 156, Prince Golam Hossain Shah Road, Kolkata-700 032, P. S. Jadavpur, in the District of South 24-Parganas.

3. TITLE:DEED shall mean all deeds, documents, papers and writings regarding title of the property.
4. PROPERTY (PREMISES) shall mean ALL THAT piece and parcel of homestead land measuring 4 Cottahs 9 Chittacks 20 Square feet be the same a little more or less together with two storied building standing thereon measuring about 800 square feet lying situate at and being known as Municipal Premises No.14, North Road, Kolkata-700 032, P.S. Jadavpur now within the local limits of the Kolkata Municipal Corporation under Ward

No.93,having Municipal Assessee No.21-093-07-0100-2, in the District of South 24-Parganas, which is morefully and particularly mentioned and described in the First Schedule hereunder written.

5. **BUILDING** shall mean two storied building to be constructed on the said piece and parcel of land mentioned above in accordance with the sanctioned building plan.
6. **COMMON FACILITIES AND AMENITIES** shall mean and include corridors, stair ways, passage ways, shafts, drains, septic tank, over head water tank and under-ground water reservoir, pump and Motor, Electric Meter Board, ultimate roof of the building and other space or spaces and facilities along with the easements attached thereto or which may be mutually agreed upon between the parties or whatsoever required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and/or common facilities or any of them thereon as the case may be.
7. **SALEABLE SPACE** shall mean flat or flats, apartment or apartments for residential purposes only and for exclusive use of the flat owners in the building available for independent use and occupation excepting what is due to the Owners and after making due provisions for common facilities and the space required therefor.

8. OWNERS' ALLOCATION shall mean entire first floor, 60% area of the second floor, facing west and 50% area of the top roof and two car parking space and also a covered area measuring 150 square feet in the ground floor of the proposed multi storied building to be erected and/or constructed, which is more fully and particularly mentioned and described in the Second Schedule hereunder written.
9. DEVELOPER'S ALLOCATION shall mean the remaining constructed area of the proposed building excepting owners' allocation to be constructed on the land of the said premises in accordance with the building plan.
10. ARCHITECT shall mean the qualified person or persons as may be appointed by the Developer for designing and planning of the building to be constructed on the said land.
11. BUILDING PLAN shall mean plan or plans or revised thereof to be prepared by the Architect for the construction of the building.
12. TRANSFER shall mean with its grammatical variations and shall include Transfer of possession and Transfer of Title or by any other means adopted for effecting what is understood as Transfer of space to the Transferees thereof.

13. TRANSFEREE shall mean a person or persons, firm, Limited Company, Association of persons to whom any flat/flats in the building has been transferred under law for strictly residential purpose only.
14. FORCE MAJUERE shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lock-out and/or any other acts or commission beyond the control of parties hereto affected thereby and also non-availability of essential materials like cement, steel, etc.
15. Words importing singular shall include plural and vice-versa.

#### ARTICLE - II : TITLE AND INDEMNITY

1. The Owner hereby declare that he is sole and absolute Owner of the property and lawfully entitled to the same and no dispute or any suit, actions or legal proceedings is pending in respect of the said property or any part or portion thereof and absolute right, title, interest and possession of the said premises to enter into this Agreement with the Developer.
2. The Owner hereby declare that the said premises is free from all and any manner of lispendens, charges, liens, claims, encumbrances, attachments, trusts, acquisition, requisition or mortgage whatsoever and the owner hereby agree to indemnity

and keep the Developer indemnified from and against any and all actions, charges, liens, claims, encumbrances and mortgages.

3. The Owner hereby also undertake that the Developer shall be entitled to construct the building on the said land as agreed by and between the parties hereto in accordance with the building plans or revised plan if any.

#### ARTICLE-III : DEVELOPER'S RIGHTS

1. The Owner grant exclusive right to the Developer to develop the said land in such manner as the Developer deems fit and proper in accordance with the provision herein contained.
2. The Owner shall at the costs of the Developer from time to time and at any time submit and/or join with the Developer as the owners of the said land for approval of plan and/or materials and otherwise as may be required for the construction of the building on the said land.
3. The Owner and Developer shall take all such permission in compliance with the prevailing laws as are legally required for the purpose of developing the said land on behalf of the owner's with the owner's consent and knowledge.

4. The Developer shall render to the Owners all reasonable assistance necessary to apply for and/or to obtain all permissions, clearances and approvals in terms thereof and shall have the discretion to submit the applications and other papers and documents and/or to do any other act deeds matters and things envisaged herein as Agent for and/or on behalf of or in the name and with the consent of the owners and to directly collect and receive the same from the concerned authorities or bodies any refunds or other payments or deposits made by the Developer for which purpose the owners shall grant the Developer and their nominees or successors, necessary power and authorities to sign make file amend withdraw and/or to follow up the same and/or to do all other acts, deeds, matters and things necessary to obtain permissions, clearances and approvals as aforesaid.
5. That after preparation of building plan the Developer shall be allowed by the Owners in writing to have the constructive possession of the said land with the view to achieving the purpose and object envisaged herein.
6. The Developer shall exclusively be entitled to receive, realise and appropriate the sale proceeds and/or the construction costs with regard to the Developer's allocation, which the Developer

become entitled to receive from the intending Purchaser or Purchasers of flats and other saleable space or spaces in the said proposed building.

#### ARTICLE - IV : CONSIDERATION

In consideration of the Owner having agreed to grant to the Developer the exclusive right to develop and/or construction of the proposed building in the manner hereinbefore mentioned, the Developer shall allot entire first floor, 60% area of the second floor, facing west and 50% area of the top roof and two car parking space and also a covered area measuring 150 square feet in the ground floor of the proposed multi storied building to the Owners towards the full and final consideration against the said land.

#### ARTICLE - V : BUILDING

1. The Developer shall at their own costs or by raising funds from the prospective buyers out of Developer's allocation or in the manner they consider necessary for which it is hereby agreed between the parties hereto that the Developer shall be at liberty to invite applications from the prospective buyers for transfer out of the total built up area of the Developer's allocations excepting the Owners' portion in the building to be constructed on the land comprised in the said premises in accordance with the building

plan or revised thereof with good materials as are necessary for such construction and specifications must not be below as mentioned in the Third Schedule hereunder written and also in good workmen like manner within a period of 24 months from the date of commencement of work after obtaining sanction building plan from the Kolkata Municipal Corporation.

2. The Developer shall also install and provide in the said building at his own costs the pumps, water storage tanks, overhead reservoirs, underground reservoirs, septic tanks, inside electrifications and/or other facilities required to be provided in the building in terms of the plan or under any applicable statutory bye-laws or regulations relating to the construction of the building on the said land and specifications as mentioned in the Third Schedule hereunder written.
3. The Owner shall be entitled to transfer or otherwise deal with only the Owners' allocation in the building.
4. The Developer shall be exclusively entitled to the Developer's allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the Owners and the Owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.

5. In so far as all necessary dealings by the Developer in respect of the building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer power of Attorney in a form and manner admissible and reasonably required by the Developer. It is however understood that such dealings shall not in any manner fasten or create any financial liability upon the Owner.
6. The Developer shall be authorised in the name of the Owner in so far as it is necessary to apply for and obtain quotas, entitlements and other allocations or for cement, steel, bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary connections of water, electricity, power and permanent drainage and sewerage connection to the newly built up building for which purpose the owner shall execute in favour of the developer Power of Attorney and other authority as shall be required by the Developer, for which the Owners shall not be liable in any manner whatsoever.
7. The Developer shall at his own costs and expenses and without creating any financial or other liability on the Owner construct and complete the said new building and various units and/or apartments therein in accordance with the plan and any amendment thereto or modification thereof made or cause to be

made by the Developer. Any amendment and/or modification of the building plan should have prior approval of the Owners in writing.

8. All costs, charges and expenses including Architects Fees shall be discharged and paid by the Developer and the owners shall bear no responsibility in this context.

#### ARTICLE - VI : AUTHORITY

1. The Developer shall be entitled to transfer or otherwise deal with the flat/flats and/or apartments of the building including proportionate right to use the common areas and facilities to be transferred to the prospective transferees out of Developer allocation.
2. In so far as necessary all dealings by the Developer in respect of the said building in relation to these presents shall be in the name of the Owners for which the Owners hereby nominate, constitute and appoint the Developer to do, execute, perform and exercise all acts and things necessary for the implementation of this Agreement including the authorities to cause to be prepared to sign letters, correspondence and to apply to the authorities, to sign and execute all applications to the Government Department and/or authority to appoint

Architects, Engineers and other persons to construct the building as per sanction of the authority to enter into and sign agreement for sale and to sign sale deeds, conveyances jointly with the Owners in favour of the prospective transferees to make affidavits and declaration to apply for allotment of Cement, Iron and Steel and other materials, to apply for electric connection, sewerage drainage to apply for and obtain refund of any amount receivable from the authorities in respect of the said premises, to make payment of all taxes, rates, impositions in respect of the said premises, to commence proceedings, to settle any suit or proceedings, to sign plaints, verification, written statements, petition to sworn affidavit to appear in any Court of Law, to give evidence and to arrange or substitute with all or any of the powers.

3. It is distinctly stipulated and agreed that the Developer shall have authority to negotiate for and/or sale flat/flats or apartment/ apartments of the said building.

#### ARTICLE - VII : COMMON FACILITIES

1. The Developer shall pay and bear all Municipal Taxes and other outgoings in respect of the said premises accruing due as and from the date on which the Developer will get the vacant possession.

2. After completion of the Owners' allocation portion of the said building completed the Developer shall give notice in writing to the Owners requesting the owners to take possession of the Owners' allocation in the said building agreed to be provided as consideration of the land as per terms of this Agreement and from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and Property taxes, rates, duties, maintenance charges, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said Rates") payable in respect of the Owners' allocation and the said rates are to be prorata basis with reference to the saleable space in the building.
3. The Owner and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned Authorities or to the other authorities or to the Developer or otherwise as specified by the Developer and shall keep the Developer or other authorities in this regard indemnified against all claims, actions, demands and costs, charges, expenses and proceedings whatsoever directly or indirectly, instituted against or suffered or incurred by the Developer or such authorities or paid by either of them to it as the case may be consequent upon default by the Owners and the Developer in this behalf.

#### ARTICLE - VIII : OWNERS' OBLIGATIONS

1. The Owner doth hereby agree and covenant with the Developer not to do any act, deed or things whereby the Developer may be prevented from selling, assigning and/or disposing of the flat/ flats or apartment and/or any other saleable space or spaces of the Developer's allocation or any portion thereof in the said building of the said premises.
2. The Owner or any person or persons claiming through them shall not in any way cause any interference or obstruction whereby the Developer or any person or persons claiming through them shall in any manner be prevented obstructed from constructing and erecting the said building on the said land in the said premises.
3. The Owner doth hereby agree and covenant with the Developer not to let out, grant lease, mortgage and/or charge the said premises or any portion thereof without the previous consent in writing of the Developer.
4. The Owner shall register the Development Power of Attorney in favour of the Developer at the time of signing of this agreement.

#### ARTICLE - IX : DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owners

to complete the construction of the said building in terms of this Agreement and in accordance with plan within 24 months from the date of commencement of work after obtaining sanction building plan unless prevented by any circumstances beyond the control or by force majeure.

2. The Developer hereby agrees and covenants with the Owners not to violate, contravene any of the provisions or Rules applicable for construction of the said building.
3. The Developer hereby agrees and covenants with the Owner not to do any act, deed or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of the Owners' allocation or any portion thereof of the said building in the said premises.
4. The Developer shall deliver the possession of the Owner's allocation before delivery of possession of the intending purchaser. Names shall be introduced for allocation of the Owner's flats.

#### ARTICLE - X : MISCELLANEOUS

1. That before demolition of the existing structure standing thereon the owners will be vacated the said premises and deliver vacant possession in favour of the Developer.

2. That the owner will be shifted temporarily in a rented accommodation and the Developer pay the monthly rental amounting to Rs. 15,000/-only per month of the said temporary accommodation till delivery of owner's allocation.
3. That on demolition of the existing structure standing thereon the developer will be at liberty to sell the old building materials and the sale proceeds thereon will be exclusively retained by the Developer for which the owner do hereby render their no-objection.
4. The owner and the developer as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of force majeure with a view that obligation of the party affected by the force majeure shall be suspended during the duration of the period of force majeure exists.
5. It is understood that from time to time to facilitate the uninterrupted construction of the building by the Developer various acts, deeds, matters and things not specified herein may be required to be done by the Developer for which the Developer may require the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions

may not have been mentioned herein, the Owners hereby undertakes to do all such acts, deeds, matters and things do not in any way infringe the rights of the owner and/or go against the spirit of these presents.

6. Any notice required to be given by the Developer shall without prejudice to any other mode of service be deemed to have been served on the owner or if delivered by hand (acknowledgement is required) or sent by prepaid Registered Post to the Owner, confirming psrtv and shall likewise be deem to have served on the Developer if delivered by hand or sent by prepaid Registered Post to the Registered Office of the Developer.
7. The Developer and the other inhabitants shall mutually frame Scheme for the management and administration of the said building or buildings and/or common parts thereof. The flat owners shall abide by all the Regulations to be framed by Owners' Association who will be in charge of such management of the affairs of the building or buildings and/or common parts thereof and the parties hereto hereby give consent to abide by such Rules and Regulations.
8. Nothing in these presents shall be construed a demise or assignment or conveyance in law of the owner's allocation in

the said building or the plot or as part of the Developer or as creating any right title or interest in respect thereof in the Developer other than an exclusive license to the Developer to commercially exploit the same in terms thereof.

9. After completion of the construction of the building the Owner shall at the request of the Developer execute and register appropriate transfer deeds/conveyances together with the proportionate share of land in favour of the Developer or their Nominee and/or the Transferee or Transferees. The stamp Duty including the registration charges and all other legal expenses payable for the transfer shall be borne by the transferee or transferees..

#### ARTICLE - XI : FORCE MAJUERE

1. Force Majuere shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lockout, labour unrest and/or any other acts or commission beyond the control of the parties hereto effected thereby and also non-availability of essential materials like cement, steel etc.
2. If the construction and/or completion of the building is delayed due to any wilful act on the part of the Developer then and in that event the Developer shall be liable to pay such loss or

damages to the Owners at the rate of Rs.2,000/- (Rupees two thousand)only per month with the expiry of the said 24 months from the date of commencement of construction work upto six months if the Developer fails to complete the said construction within the said extended period.

3. In the event of the Owners committing breach of any of the terms and conditions herein contained or delayed in delivery of possession of the said premises as hereinbefore stated the Developer shall be entitled to and the Owners shall be liable to pay such losses and compensations as shall be settled between the parties PROVIDED HOWEVER if such delay shall continue for a period of six months then and in that event in addition to any other right which the Developer may have against the Owners the Developer shall be entitled to sue to Owners for specific performance of this Agreement or to rescind or cancel this Agreement and claim refund of all the moneys paid and/or incurred by the Developer with interest and such losses and damages the Developer may suffer.

#### ARTICLE - XII : ARBITRATION

In case of any dispute or difference which may arise between the parties with regard to the construction meaning and effect or interpretation of any of the terms and conditions or any part thereof

herein confined or touching these presents or determination of any liability the same shall be referred Arbitration and the decision of a sole arbitrator, if the parties in dispute so agree, otherwise to two arbitrators one to be nominated by each party and in case of difference of opinion between them, by the Umpire selected by them at the commencement of the reference and this clause shall be deemed to be a submission within the meaning of the Arbitration & Conciliation Act, 1996 including its statutory modification and re-enactment if any.

#### ARTICLE - XIII : JURISDICTION

The Learned Court/Courts having territorial jurisdiction over the said property shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

#### THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of homestead land measuring 4 Cottahs 9 Chittacks 20 Square feet be the same a little more or less together with two storied building standing thereon measuring about 800 square feet lying situate at and being known as Municipal Premises No.14, North Road, Kolkata-700 032, P.S. Jadavpur now within the local limits of the Kolkata Municipal Corporation under Ward No.93, having Municipal Assessee No.210930700370, in the District of

South 24-Parganas, which is butted and bounded in the manner following :-

- On the North : By Premises No. 14A, North Road;
- On the South : By Premises no. 13B, Central Road;
- On the East : By Premises No.6B, North Road;
- On the West : By K. M. C. Road.

THE SECOND SCHEDULE ABOVE REFERRED TO :

The Owner shall be allotted entire first floor, 60% area of the second floor, facing west and 50% area of the top roof and two car parking space and also a covered area measuring 150 square feet in the ground floor of the proposed multi storied building to be erected and/or constructed, of the proposed building to be erected and/or constructed thereon together with proportionate right of all facilities, utilities and benefits of the said building which is to be used as common between all the co-owner particularly fit for human habitation and shall be made in accordance with the specifications as mentioned and detailed in the Third Schedule, hereunder written lying situate at and being known as Municipal Premises No.14, North Road, Kolkata-700 032, P.S. Jadavpur now within the local limits of the Kolkata Municipal Corporation under Ward No.93, having Municipal Assessee No. 210930700370, in the District of South 24-Parganas.

THE THIRD SCHEDULE ABOVE REFERRED TO :

## (Specification)

BUILDING : R.C.C. structured with Fe500 grade steel to be used including anti termite treatment below foundation, ground level and plinth level.

WALLS : Exterior Brick walls with Red brick ACE block shall be 10" or 8" thick and all partition walls shall be 3" excepting service walls which shall be 5".

FLOORING : All flooring are verified tiles with 4" high skirting, ceramic tiles in toilets and kitchen & Marble 2'0" X 2'0" ..

TOILET : One white Comode with white Cistern, One Basin with CP pillar cock and one CP shower head with CP spout(hot & cold). All porcelain fillings are white. Glazed tiles upto lintel height on all walls. All internal water lines are concealed with good quality supreme CPVC pipes and overhead water tank is made of 4 core syntex/Patton Tank. Stop cock is provided in toilet. Commode shower is also provided in toilet.

KITCHEN : A black granite cooking platform with steel

sink and one CP tap along with 2' height white glazed tiles upon the cooking platform. Gas cook is provided in kitchen.

**DOOR** : Wooden frames and hot pressed flush door with primer paint.

**WINDOW** : Power coated Aluminium window fitted with glass and grill.

**ELECTRICALS** : Concealed copper wiring ( ISI Mark Havells or Finolex) with Legrand mylink or similar make modular switches and plug sockets without light fitting and fan.

Bed Room : Two light points, one fan point, one 15amp switch and socket and one 06 amp switch and socket at each bed room.

Drawing/Dining : Two light points, two fan point, one 15amp switch and socket and one 06 amp switch and socket.

Toilet : one light points, one Fan Point, one exhaust fan point, one gyser point, one 15amp switch and socket.

Kitchen : one light points, one exhaust fan point, one electric chimney point, one 15amp and one 5amp points with switches

and socket and one 06 amp switch and socket for Aquaguard.

OUTSIDE BUILDING : Two coats of Exterior Emulsion (Barger or Asian) Paint finish over one coat of exterior primer.

INSIDE WALLS : Putty Finish .

WATER : Underground reservoir with pump and overhead tank and Corporation water.

ROOF : Water proofing treatment with branded chemical like Pidilite or Sikka.

IN WITNESS WHEREOF the parties hereto have set and subscribe their respective hands and seals hereunto this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED  
BY THE WITHIN NAMED PARTIES AT  
KOLKATA IN THE PRESENCE OF :-

WITNESSES:-

1. Sudip Bhattacharjee  
14, North Road.  
Jadavpur.  
Kol-32.

2. Nilotpal Singh  
156 P.C. H. Shah  
Rd Kol 70032

Sudip Bhattacharjee  
SIGNATURE OF THE OWNER

1. KRISHNA  
Bikash Singh.  
Partner  
2. KRISHNA  
Bijoy Singh.  
Partner  
SIGNATURE OF THE DEVELOPER

DRAFTED BY :  
(BIJOY SHAW)  
ADVOCATE  
JUDGES COURT, ALIPORE,  
KOLKATA - 700 027  
W.B. 725/1999  
TYPED BY :  
JHARNA CHOWDHURY  
JADAVPUR, KOLKATA - 32

MEMO OF CONSIDERATION

RECEIVED today from the within named Developer a sum of Rs.10,000/- (Rupees ten thousand) only towards the part Consideration money as per denomination below :-

|         |     |             |
|---------|-----|-------------|
| By Cash | for | Rs.10,000/- |
|---------|-----|-------------|

|                            |                     |
|----------------------------|---------------------|
| (Rupees ten thousand) only | <u>Rs. 10,000/-</u> |
|----------------------------|---------------------|

SIGNED, SEALED AND DELIVERED  
BY THE WITHIN NAMED OWNER AT  
KOLKATA IN THE PRESENCE OF :-

WITNESSES:-

1. Arup Bhattacharya  
14, North Road.  
Jadavpur.  
Kol-22
2. Anil Kumar Ghosh  
156 P. C. H. Shah  
Rd. Kol-700032

Sudip Bhattacharya  
SIGNATURE OF THE OWNER

Name: \_\_\_\_\_

|             | Thumb | 1st finger | Middle Finger | Ring Finger | Little finger |
|-------------|-------|------------|---------------|-------------|---------------|
| Left Hand : |       |            |               |             |               |
| Right Hand  |       |            |               |             |               |

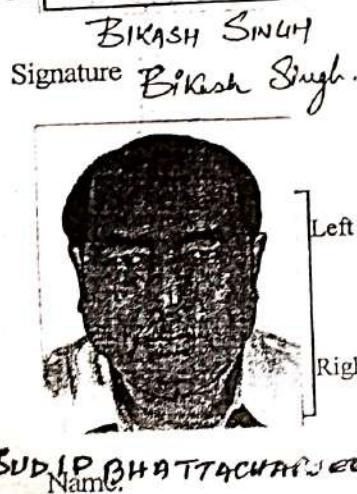
Name: 

Signature *Priyaj Singh*

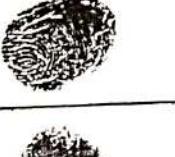
|             | Thumb  | 1st finger   | Middle Finger   | Ring Finger  | Little finger  |
|-------------|--|--|---|--|--|
| Left Hand : |   |   |   |   |   |
| Right Hand  |  |  |  |  |  |

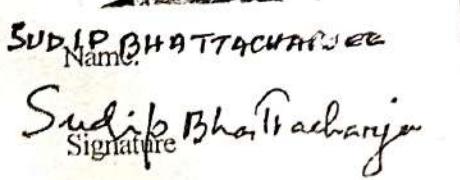


|             | Thumb   | 1st finger  | Middle Finger  | Ring Finger   | Little finger   |
|-------------|---|---|--|---|---|
| Left Hand : |  |  |  |  |  |
| Right Hand  |  |  |  |  |  |



Signature *Bikash Singh*

|             | Thumb   | 1st finger  | Middle Finger  | Ring Finger   | Little finger   |
|-------------|---|---|--|---|---|
| Left Hand : |  |  |  |  |  |
| Right Hand  |  |  |  |  |  |



Signature *Sudip Bhattacharya*

Name: [Redacted]

|             | Thumb | 1st finger | Middle Finger | Ring Finger | Little finger |
|-------------|-------|------------|---------------|-------------|---------------|
| Left Hand : |       |            |               |             |               |
| Right Hand  |       |            |               |             |               |

Signature



Name: *\* Pradyum Singh*  
Signature *Brijoy Singh*

|             | Thumb | 1st finger | Middle Finger | Ring Finger | Little finger |
|-------------|-------|------------|---------------|-------------|---------------|
| Left Hand : |       |            |               |             |               |
| Right Hand  |       |            |               |             |               |

Name: *Bikash Singh*  
Signature *Bikash Singh*



|             | Thumb | 1st finger | Middle Finger | Ring Finger | Little finger |
|-------------|-------|------------|---------------|-------------|---------------|
| Left Hand : |       |            |               |             |               |
| Right Hand  |       |            |               |             |               |

Name: *SUDIP BHATTACHARJEE*  
Signature *Sudip Bhattacharjee*



|             | Thumb | 1st finger | Middle Finger | Ring Finger | Little finger |
|-------------|-------|------------|---------------|-------------|---------------|
| Left Hand : |       |            |               |             |               |
| Right Hand  |       |            |               |             |               |

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



192024250307077688

GRN Details

|                   |                     |                     |                         |
|-------------------|---------------------|---------------------|-------------------------|
| GRN:              | 192024250307077688  | Payment Mode:       | SBI Epay                |
| GRN Date:         | 08/12/2024 17:59:50 | Bank/Gateway:       | SBIePay Payment Gateway |
| BRN :             | 8999830927535       | BRN Date:           | 08/12/2024 18:00:08     |
| Gateway Ref ID:   | CHR8592980          | Method:             | State Bank of India NB  |
| GRIPS Payment ID: | 081220242030707767  | Payment Init. Date: | 08/12/2024 17:59:50     |
| Payment Status:   | Successful          | Payment Ref. No:    | 2003105898/1/2024       |

[Query No/\*/Query Year]

Depositor Details

|                           |                                    |
|---------------------------|------------------------------------|
| Depositor's Name:         | Mr BIJOY SINGH                     |
| Address:                  | 156,PRINCE GOLAM HOSSAIN SHAH ROAD |
| Mobile:                   | 9734355240                         |
| Period From (dd/mm/yyyy): | 08/12/2024                         |
| Period To (dd/mm/yyyy):   | 08/12/2024                         |
| Payment Ref ID:           | 2003105898/1/2024                  |
| Dept Ref ID/DRN:          | 2003105898/1/2024                  |

Payment Details

| No    | Payment Ref No    | Head of A/C<br>Description               | Head of A/C        | Amount (₹) |
|-------|-------------------|--|--------------------|------------|
| 1     | 2003105898/1/2024 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 10021      |
| 2     | 2003105898/1/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 121        |
| Total |                   |  |                    | 10142      |

IN WORDS: TEN THOUSAND ONE HUNDRED FORTY TWO ONLY.

|                             |  |  |
|-----------------------------|--|--|
| Transfer of property for L1 |  |  |
| From                        | To, with area (Name-Area)<br>KRISHNA-7.57396 Dec |  |
| Transfer of property for S1 |  |  |
| SI.No                       | From   |  |
| 1                           | Mr SUDIP<br>BHATTACHARJEE                        | To, with area (Name-Area)<br>KRISHNA-800 Sq Ft |

| Owner and Land or Building Details as received from KMC |   |   |   |   |
|---|---|---|---|---|
| Sc. No.   | Property Identification by KMC  | Registered Deed Details   | Owner Details of Property   | Land or Building Details                      |
| L1  | Assessment No. :<br>210930701002<br>Premises No. : 14<br>Ward No. : 093<br>Street Name : JADAVPUR<br>NORTH ROAD | Reference Deed No. :<br>Date of Registration. :<br>Office Where<br>Registered : | Owner Name : ARUP<br>BHATTACHARJEE,<br>SUDIP<br>BHATTACHARJEE<br>Owner Address :<br>14, JADAVPUR NORTH<br>ROAD, GROUND<br>FLOOR, KOLKATA-32<br>Pin No. : 700032 | Character of Premises:<br>Total Area of Land: |

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 06-01-2025) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 06-01-2025)
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. - I 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



Query No. 200310589R of 2024. Printed On : Dec 7 2024 8:05PM. Generated from wbregistration.gov.in

### Major Information of the Deed

|  |  |  |            |
|--|--|--|------------|
| Deed No :  | I-1604-12737/2024  | Date of Registration                                       | 09/12/2024 |
| Query No / Year  | 1604-2003105898/2024   | Office where deed is registered                            |            |
| Query Date   | 07/12/2024 8:05:41 PM  | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details                      | Bapan Das<br>Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9734355240, Status :Solicitor firm |  |            |
| 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 : 10,000/-]                     |  |            |
| Set Forth value  | Market Value   |  |            |
| Rs. 10,000/-   | Rs. 88,62,499/-  |  |            |
| Stampduty Paid(SD)   | Registration Fee Paid  |  |            |
| Rs. 10,031/- (Article:48(g))                                 | Rs. 153/- (Article:E, E, B)  |  |            |
| Remarks  | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)   |  |            |

#### Land Details :

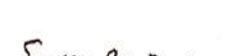
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: North Road, Premises No: 14, Ward No: 093 Pin Code : 700032

| Sch No        | Plot Number | Khatla 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 20 Sq Ft | 9,000/-                 | 82,62,499/-           | Property is on Road |
| Grand Total : |             |               |                       | 7.574Dec                  | 9,000/-                 | 82,62,499/-           |                     |

#### Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details  |
|--------|-------------------|-------------------|-------------------------|-----------------------|--|
| S1     | On Land L1        | 800 Sq Ft.        | 1,000/-                 | 6,00,000/-            | Structure Type: Structure  |
|        |                   |                   |                         |                       | Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete   |
|        |                   |                   |                         |                       | Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete |
|        |                   | Total :           | 800 sq ft               | 1,000/-               | 6,00,000/-   |

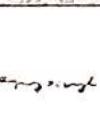
Land Lord Details:

| Sl<br>No  | Details :<br>Name,Address,Photo,Finger print and Signature   |   |   |   |
|---|--|---|---|---|
|   | Name   | Photo   | Finger Print  | Signature   |
| 1   | <p>Mr SUDIP<br/>BHATTACHARJEE<br/>Son of Late<br/>KESHABANANDANA<br/>BHATTACHARJEE<br/>Executed by: Self, Date of<br/>Execution: 09/12/2024<br/>, Admitted by: Self, Date of<br/>Admission: 09/12/2024 ,Place<br/>: Office</p> |  | <br>Captured |  |
|   | 09/12/2024   | LTI   | 09/12/2024  |   |
| <p>14, NORTH ROAD, City:-, P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.: AHxxxxxx3N, Aadhaar No: 97xxxxxxxx4287, Status :Individual, Executed by: Self, Date of Execution: 09/12/2024<br/>, Admitted by: Self, Date of Admission: 09/12/2024 .Place : Office</p> |  |   |   |   |

### Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | KRISHNA<br>156,PRINCE GOLAM HOSSAIN SHAH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032 Date of Incorporation:XX-XX-2XX2 , PAN No.: ABxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status:Organization, Executed by: Representative |

#### Representative Details :

| Sl<br>No   | Name,Address,Photo,Finger print and Signature  |   |   |   |
|--|--|---|---|---|
|  | Name   | Photo   | Finger Print  | Signature   |
| 1  | Mr BIJOY SINGH<br>(Presentant )<br>Son of Late NANDAL SINGH<br>Date of Execution -<br>09/12/2024, , Admitted by:<br>Self, Date of Admission:<br>09/12/2024, Place of<br>Admission of Execution: Office |  | <br>Captured |  |
|  | Dec 9 2024 1:28PM  | LTI<br>09/12/2024   |   | 09/12/2024  |
| 156,PRINCE GOLAM HOSSAIN SHAH 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, Date of Birth:XX-XX-1XX9 , PAN No.: ETxxxxxx3B, Aadhaar No: 86xxxxxxxx9161 Status : Representative, Representative of : KRISHNA (as PARTNERS) |  |   |   |   |

| Name  | Photo  | Finger Print  | Signature   |
|---|--|---|---|
| Mr BIKASH SINGH<br>Son of Mr ALAKH SINGH<br>Date of Execution -<br>09/12/2024, , Admitted by:<br>Self, Date of Admission:<br>09/12/2024, Place of<br>Admission of Execution: Office   | <br>Dec 9 2024 1:29PM | <br>Captured | <br>09/12/2024 |
| 156, PRINCE GOLAM HOSSAIN SHAH ROAD, City:-, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur,<br>District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu,<br>Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX7, PAN No.: GOxxxxxx0E, Aadhaar<br>No: 59xxxxxxxx8308 Status : Representative, Representative of : KRISHNA (as PARTNERS) |  |   |   |

**Identifier Details :**

| Name  | Photo   | Finger Print  | Signature   |
|---|---|---|---|
| Mr BIJOY SHAW<br>Son of Late H P SHAW<br>ALIPORE JUDGES COURT, City:-, P.O:-<br>ALIPORE, P.S:-Alipore, District:-South 24<br>-Parganas, West Bengal, India, PIN:-<br>700027 |  | <br>Captured | <br>09/12/2024 |
| Identifier Of Mr SUDIP BHATTACHARJEE, Mr BIJOY SINGH, Mr BIKASH SINGH   |   |   |   |

**Transfer of property for L1**

| SI.No | From                      | To. with area (Name-Area) |
|-------|---------------------------|---------------------------|
| 1     | Mr SUDIP<br>BHATTACHARJEE | KRISHNA-7.57396 Dec       |

**Transfer of property for S1**

| SI.No | From                      | To. with area (Name-Area)  |
|-------|---------------------------|----------------------------|
| 1     | Mr SUDIP<br>BHATTACHARJEE | KRISHNA-800.00000000 Sq Ft |

Endorsement For Deed Number : I - 160412737 / 2024

On 09-12-2024

**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 12:52 hrs on 09-12-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr BIJOY SINGH.

**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 88,62,499/-

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

Execution is admitted on 09/12/2024 by Mr SUDIP BHATTACHARJEE, Son of Late KESHABANANDA BHATTACHARJEE, 14,NORTH ROAD, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service

Indentified by Mr BIJOY SHAW, , Son of Late H P SHAW, ALIPORE JUDGES COURT, 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 09-12-2024 by Mr BIJOY SINGH, PARTNERS, KRISHNA (Partnership Firm), 156,PRINCE GOLAM HOSSAIN SHAH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN- 700032

Indentified by Mr BIJOY SHAW, , Son of Late H P SHAW, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 09-12-2024 by Mr BIKASH SINGH, PARTNERS, KRISHNA (Partnership Firm), 156,PRINCE GOLAM HOSSAIN SHAH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN- 700032

Indentified by Mr BIJOY SHAW, , Son of Late H P SHAW, ALIPORE JUDGES COURT, 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 153.00/- ( B = Rs 100.00/- ,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 121/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2024 6:00PM with Govt. Ref. No: 192024250307077688 on 08-12-2024, Amount Rs: 121/-, Bank: SBI EPay ( SBEPay ), Ref. No. 8999830927535 on 08-12-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 10.00/- by online = Rs 10,021/-

**Description of Stamp**

1. Stamp Type: Impressed, Serial no 272200, Amount: Rs.10.00/-, Date of Purchase: 26/09/2024, Vendor name: I

Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2024 6:00PM with Govt. Ref. No: 192024250307077688 on 08-12-2024, Amount Rs: 10,021/-, Bank: SBI EPay ( SBEPay ), Ref. No. 8999830927535 on 08-12-2024, 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