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District Sub-Registrar-11
Alipore, South 24 pargana

14 DEC 2022

DEVELOPMENT AGREEMENT

M/s. Santoshi Ma Construction
[Signature]
Proprietor

THIS AGREEMENT is made on this the 14th day of December

in the year Two Thousand and Twenty Two (2022) BETWEEN

~ Namita Mukherjee
[Signature]
Sanjay Kumar Chakraborty
[Signature]
Sigit Kumar Chakraborty
[Signature]
Anurag Chakraborty
[Signature]
Anurag Chakraborty
[Signature]

11 OCT 2022

964

No. Rs. **100/-** Date

Name: **Bidyut Baidya**

Address:

Vendor:

Advocate
Alipur Police Court
Kolkata-27

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS, ALIPORE

14 DEC 2022

*Supan Karchhukar
870 Lulu Arit Karchhukar
205A Bittanpally
16184*

6. **SMT. NAMITA MUKHERJEE**, having her PAN - BKXPM8167L, Aadhaar No. 4984 7232 3997, wife of Sri Ratan Mukherjee, daughter of Late Narendra Nath Chakraborty, by Occupation - Housewife, residing at Saral Dighi, Majherpara, P.O. Boral, Police Station - Sonarpur now Narendrapur, Kolkata - 700154, in the District South 24 Parganas and 7. **SMT. KRISHNA CHAKRABORTY**, having her PAN - APSPC2356N, Aadhaar No. 7555 3884 9132, daughter of Late Narendra Nath Chakraborty, by Occupation - Housewife, residing at B-37, Atabagan, P.O. Laskarpur, Police Station - Sonarpur now Narendrapur, Kolkata - 700154, in the District South 24 Parganas, all by Faith - Hindu, by Nationality - Indian, hereinafter jointly called and referred to as the **OWNERS/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, administrators, legal representatives and assigns) of the **ONE PART.**

AND

M/S. SANTOSHI MA CONSTRUCTION a Proprietorship Firm, having its office at Vill. Boral Bhattacharjee Para, P.O.

Boral, P.S. Sonarpur, District South 24 Parganas, Pin Code -

Namita Mukherjee

Sanjit Kumar Chakraborty

Sanjit Kumar Chakraborty

Sanjit Kumar Chakraborty

Krishna Chakraborty

Sanjit Kumar Chakraborty

Pradip Chakraborty

M/s. Santoshi Ma Construction
Proprietor
Pradip Chakraborty

M/s. Santoshi Ma Construction
Proprietor

700153, being represented by it's Proprietor namely **SRI BISWANATH DAS**, son of Sri Satyandra Nath Das, having his PAN - ANFPD6582Q, Aadhaar No. 9459 8831 8583, by Religion - Hindu, by Nationality - Indian, by Occupation - Business, residing at Vill. Boral Bhattacharjee Para, P.O. Boral, P.S. Sonarpur, District South 24 Parganas, Pin Code - 700154, hereinafter known and referred to as the **DEVELOPER/SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include the successor-in-office and assigns) of the **OTHER PART**.

WHEREAS by an Indenture of Deed of Gift bearing dated the 2nd day of July, 1991 and registered at Additional District Registrar Alipore Office and entered in Book No.I, Volume No. 5, Pages 481 to 484, Being No. 996, for the year 1991, (hereinafter called and referred to as the said Deed of Gift) **ALL THAT** piece and parcel of Bastu land measuring 4 Cottahs 00 Chittaks 00 Sq.ft. be the same and/or a little more or less, comprising in C.S. Dag Nos. 1047(P) and 1048 (P) of Mouza - Kamdahari, J.L. No.49, Lay Out Plot No. 1650, within P.S. Regent

Park now Bansdroni, lying and situated within the Ward No.

Namita Mukherjee

Sanjay Kumar Chakrabarti

Danijit Kumar Chakrabarti

Sujit Kumar Chakrabarti

Krishna Chakrabarti

Bannar Chakrabarti

Pradip Chakrabarti

M/s. Santosh Ma Construction
Biswanath Das
Proprietor

111, of the Kolkata Municipal Corporation in the District 24 Parganas (now South 24 Parganas), hereinafter called and referred to as the said landed property was gifted by the Refugee, Relief and Rehabilitation Department Govt. of West Bengal to Narendra Nath Chakraborty, since deceased, son of Late Ashutosh Chakraborty.

AND WHEREAS the said Narendra Nath Chakraborty, since deceased, son of Late Ashutosh Chakraborty got the said land measuring 4 Cottahs 00 Chittaks 00 Sq.ft. be the same and/or a little more or less, comprising in C.S. Dag Nos. 1047(P) and 1048 (P) of Mouza - Kamdahari, J.L. No.49, Lay Out Plot No. 1650, within P.S. Regent Park now Bansdronei, lying and situated within the Ward No. 111, of the Kolkata Municipal Corporation, in the District of 24 Parganas (South) as a Refugee and a displaced person from East Pakistan now Bangladesh.

AND WHEREAS by virtue of the said Deed of Gift the said Narendra Nath Chakraborty, since deceased, son of Late Ashutosh Chakraborty while seized and possessed of the said land duly mutated his name in the records of the Kolkata

Namita Mukherjee
Sanjit Kumar Chakraborty
Sanjit Kumar Chakraborty

Sujit Kumar Chakraborty
Kamshua Chakraborty
Samar Chakraborty
Pradip Chakraborty

M/s. Santoshi Ma Construction
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Municipal Corporation and property known and numbered as **KMC Premises No. 121, Atabagan, P.S. Bansdroni, Kolkata - 700084** and he has been paying corporation taxes in his name in the records of **KMC Assessee No. 31-111-01-0121-5**.

AND WHEREAS since the said mutation of his name in the Kolkata Municipal Corporation the said Narendra Nath Chakraborty while seized and possessed of the same died intestate on **24.05.2000** leaving behind his five sons namely **1. SRI SANJIB KUMAR CHAKRABARTI, 2. SRI SAMIR KUMAR CHAKRABORTY, 3. SRI SUJIT KUMAR CHAKRABORTY, 4. SRI SAMAR CHAKRABORTY, 5. SRI PRADIP CHAKRABORTY**, and two daughters namely **1. SMT. NAMITA MUKHERJEE**, and **2. SMT. KRISHNA CHAKRABORTY**, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force. Be it mentioned that wife of the said Narendra Nath Chakraborty namely Debala Chakraborty died intestate on 25.12.2020 leaving behind her aforesaid sons and daughters, as her only surviving legal heirs to heiress.

Namita Mukherjee
Sanjit Kumar Chakraborty
Samir Kumar Chakraborty

Sujit Kumar Chakraborty
Krishna Chakraborty
Samar Chakraborty
Pradip Chakraborty

M/s. Santoshi Ma Construction
Narendra Nath Chakraborty

AND WHEREAS in pursuance to the above the said 1. **SRI SANJIB KUMAR CHAKRABARTI**, 2. **SRI SAMIR KUMAR CHAKRABORTY**, 3. **SRI SUJIT KUMAR CHAKRABORTY**, 4. **SRI SAMAR CHAKRABORTY**, 5. **SRI PRADIP CHAKRABORTY**, 6. **SMT. NAMITA MUKHERJEE**, and 7. **SMT. KRISHNA CHAKRABORTY**, being the Present Owners herein jointly became the absolutely lawful owners of **ALL THAT** piece and parcel of land measuring more or less **4 Cottahs 00 Chittak 00 Sq.ft.** be the same and/or a little more or less, **comprising in C.S. Dag Nos. 1047(P) and 1048 (P) of Mouza - Kamdahari, J.L. No.49, Lay Out Plot No. 1650, within P.S. Regent Park now Bansdroni, being KMC Premises No. 121, Atabagan, Kolkata - 700084, within the Ward No. 111 vide KMC Assessee No. 31-111-01-0121-5 of the Kolkata Municipal Corporation, in the District of 24 Parganas (South), A.D.S.R. at Alipore, D.S.R. at Alipore and accordingly the Present Vendors herein duly constructed brick built pucca two storied building at their own costs, expenses and efforts, free from all encumbrances.**

AND WHEREAS the owners hereto thus became entitled to the absolute sixteen annas owners and have been enjoying all rights, title and interest free from all sorts of encumbrances.

Namita Mukherjee
Sanjib Kumar Chakrabarti
Samir Kumar Chakrabarty
Sujit Kumar Chakrabarty
Krishna Chakrabarty
Pradip Chakrabarty

M/s. Santoshi Ma Construction

Please note

AND WHEREAS with a view to develop the Schedule property and to erect multistoried building therein the Owners invited the Developer to undertake the charge of such development and/or constructional work over the land as described in the Schedule below, free from all encumbrances.

AND WHEREAS the Developer herein, who has earned sufficient goodwill in the field of development of the land and construction of the building, being agreed with the said proposal of Owners and agreed to undertake the charge of such constructional work and/or development works of the land as described in the Schedule below.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

ARTICLE : I

DEFINITIONS : for proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times shall always mean and include.

SAID PROPERTY : shall always mean **ALL THAT** piece and parcel of land measuring more or less an area of **4 (four)** Cottahs 00 Chittak 00 Sq.ft., **TOGETHER WITH** brick built pucca two storied building with cemented floor finished, now

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Krishna Chakrabarty

Barnar Chakrabarty

Pradip Chakrabarty

M/s. Santoshi Ma Construction
Proprietor
Drishti Ma Construction

standing thereon, comprising in C.S. Dag Nos. 1047(P) and 1048 (P) of Mouza - Kamdahari, J.L. No.49, Lay Out Plot No. 1650, within P.S. Regent Park now Bansdroni, being KMC Premises No. 121, Atabagan, Kolkata - 700084, within the Ward No. 111 vide KMC Assessee No. 31-111-01-0121-5 of the Kolkata Municipal Corporation, in the District of 24 Parganas (South), A.D.S.R. at Alipore, D.S.R. at Alipore, as described in the Schedule below.

PROPOSED BUILDING MEANS : the proposed G+III storied building to be constructed over the land as described in the Schedule below.

FLAT/APARTMENT MEANS : The unit of a self contained accommodation of the said building for residential purpose having one or more rooms along with kitchen, inclusive user of bath and privy with all modern amenities and facilities to use and enjoy the same exclusively and without any interruption from others, alongwith free access and right to ingress and egress to and from the main entrance and public Road.

PLAN OR MAP SHALL MEAN : the building plan to be duly sanctioned by the Kolkata Municipal Corporation in respect of the proposed building/buildings and shall include all such

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Sanjit Kumar Chakrabarti

Saikat Kumar Chakrabarti

Sujit Kumar Chakrabarti

Krishna Chakrabarti

Samant Chakrabarti

Pradeep Chakrabarti

M/s. Santoshi Ma Construction
Proprietor
Dipankar Chakrabarti

modification or alteration as may be made by the developer from time to time as and when required.

OWNERS MEANS : 1. SRI SANJIB KUMAR CHAKRABARTI,
by Occupation - Retired Person, residing at 159, M. N. Roy Road,
P.O. Rajpur, Police Station - Sonarpur now Narendrapur, Kolkata -
700149, in the District South 24 Parganas, **2. SRI SAMIR KUMAR**
CHAKRABORTY, by Occupation - Retired Person, residing at Shitala
Mandir Boral, P.O. Boral, Police Station - Sonarpur now Narendrapur,
Kolkata - 700154, in the District South 24 Parganas, **3. SRI SUJIT**
KUMAR CHAKRABORTY, by Occupation - Retired Person, residing
at B-100, Atabagan, P.O. Garia now Laskarpur, Police Station -
Bansdrone, Kolkata - 700084, in the District South 24 Parganas,
4. SRI SAMAR CHAKRABORTY, by Occupation - Retired Person,
residing at B-37, Atabagan, P.O. Garia now Laskarpur, Police Station
- Bansdrone, Kolkata - 700084, in the District South 24 Parganas,
5. SRI PRADIP CHAKRABORTY, by Occupation - Retired Person,
residing at B-37, Atabagan, P.O. Garia now Laskarpur, Police Station
- Bansdrone, Kolkata - 700084, in the District South 24 Parganas, all
sons of Late Narendra Nath Chakraborty, **6. SMT. NAMITA**
MUKHERJEE, wife of Sri Ratan Mukherjee, daughter of Late Narendra

Nath Chakraborty, by Occupation - Housewife, residing at Saral Dighi,

Namita Mukherjee

Sanjit Kumar Chakraborty

Samir Kumar Chakraborty

Sujit Kumar Chakraborty

Samir Chakraborty

Samir Chakraborty

Pradip Chakraborty

M/s. Santoshi Ma Construction
Diana Nath

Majherpara, P.O. Boral, Police Station - Sonarpur now Narendrapur, Kolkata - 700154, in the District South 24 Parganas and 7. **SMT. KRISHNA CHAKRABORTY**, daughter of Late Narendra Nath Chakraborty, by Occupation - Housewife, residing at B-37, Atabagan, P.O. Laskarpur, Police Station - Sonarpur now Narendrapur, Kolkata - 700154, in the District South 24 Parganas, all by Faith - Hindu, by Nationality - Indian.

DEVELOPER MEANS : M/S. SANTOSHI MA CONSTRUCTION a Proprietorship Firm, having its office at Vill. Boral Bhattacharjee Para, P.O. Boral, P.S. Sonarpur, District South 24 Parganas, Pin Code - 700153, being represented by it's Proprietor namely **SRI BISWANATH DAS**, son of Sri Satyandra Nath Das, by Religion - Hindu, by Nationality - Indian, by Occupation - Business, residing at Vill. Boral Bhattacharjee Para, P.O. Boral, P.S. Sonarpur, District South 24 Parganas, Pin Code - 700154.

ARCHITECT : shall mean any qualified person or persons of firm or firms of LBS appointed or nominated by the Developer as the architect of the building/buildings to be constructed upon the said property.

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Sanjit Kumar Chakraborty

Pangir Gungar Chakraborty

Sujit Kumar Chakraborty

Kraban Chakraborty

Samar Chakraborty

Pradip Chakraborty

M/s. Santoshi Ma Construction
Proprietor
Diana Lata Das

SPECIFICATION AND AMENITIES : materials and specifications as is recommended by the Architect for the construction of the building amenities means - All fittings as described in the Annexure - I hereinbelow and will be provided by the Developer in those flats.

COMMON / SERVICE AREA SHALL MEAN

- i. Stair Case on all floors.
- ii. Staircase landings on all floors.
- iii. Common passage on the ground floor;
- iv. Water pump, water tanks, reservoir, water pipes septic tank, all rainwater pipes and all other common plumbing installations and sanitary installations.
- v. Common electrical wiring, fittings and fixtures generators (excluding those as is installed for any particular unit);
- vi. Drainage and sewerage;
- vii. Boundary walls and main gates;
- viii. Such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of

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Sanjit Kumar Chakraborty
Sanjit Kumar Chakraborty

Sanjit Kumar Chakraborty
Sanjit Kumar Chakraborty
Sanjit Kumar Chakraborty
Pradip Chakraborty

M/s. Santoshi Ma Construction
Proprietor
Bhama Nath

the said units in common and as may be specified and/or terrace
and areas:

- ix. Roof on the top floor;
- x. Lift Room, Lift Machine facility of the said building.

OWNER'S ALLOCATION : shall mean :-

The Owners shall get Three Flats out of which One 2BHK Flat, on the First Floor, in the North-East side, Front Portion, One 2BHK Flat, on the Second Floor, in the North-East side, Front Portion and One 2BHK Flat, on the Third Floor, in the North-East side, Front Portion of proposed G+III storied building, as per sanction building plan, sanction by the Kolkata Municipal Corporation.

The Developer further shall pay a sum of Rs.32,00,000/- (Rupees Thirty Two Lakhs) Only towards non refundable amount in favour of Land Owners herein in respect of the proposed G+III storied building in the following manner :-

Date of Execution of this Agreement	Rs. 6,00,000/-
After Completion of Brick work and Plaster	Rs. 8,00,000/-
On or beofre hand over lawful khas physical possession of Owners' Allocation to the Owners	Rs.18,00,000/-

Total Rs.32,00,000/-

TAX LIABILITY : the Owners shall not be liable to pay any tax liability in respect of selling the flats under developer allocation. Namita Mulchjee *Smit Kumar Chakraborty*

location. Namita Mulchjee
Sanjit Kumar Chakraborty
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Sanjit Kumar Chakraborty
Kamrunnabha Chakraborty
Samar Chakraborty
Pradeep Chakraborty

M/s. Santosh Ma Construction
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INSPECTION OF THE CONSTRUCTION : the Owners shall have the right and liberty to inspect the construction work of the project building. If any inferior quality of the building materials is detected by the Owners, the same shall be replaced by the standard good quality by the developer, failing which the Owners shall take legal steps against the developer.

CONFIRMING PARTY : the developer shall be confirming party in sale deed and agreement for sale in respect of the flat under Owner's Allocation.

DELIVERY OF THE XEROX COPY : the developer shall deliver Xerox copy of the Registered Sale Deed in respect of the developer's allocated flats to the Owners at time of registration of the said deeds.

RESERVED PORTION SHALL MEAN : owner's allocation.

DEVELOPER'S ALLOCATION : shall mean the remaining Flats in the Different Floor along with Car Parking Spaces on the Ground Floor as well as Other Spaces of the proposed G+III storied building, as per sanction plan to be sanctioned by the Kolkata Municipal Corporation save and except Owners' allocation.

INTENDING BUYERS SHALL MEAN : all the persons firm, organisations who is interested to purchase any flat/flats, and

Namita Mukherjee
Sanjit Kumar Chakraborty
Sanjay Kumar Chakraborty
Sujit Kumar Chakraborty
Kishore Chakraborty
Samar Chakraborty
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M/s. Santoshi Ma Construction

Proprietor
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spaces and any other spaces of the said building particularly from the developer's allocation.

UNAVOIDABLE CIRCUMSTANCES SHALL MEAN : natural calamities earthquake, civil disorder, political unrest by which the construction work of the proposed building may be disturbed, stopped or suspended for a period of maximum 6 (six) months towards considerable time.

AREA OF A FLAT MEANS : the built-up area of a flat and also as per measurement of approved plan.

ARTICLE : II

DEVELOPER'S OBLIGATIONS :

That it is agreed by and between the parties herein that the developer shall be entitled to construct a building upon the said property by its own fund and resources or by any other funds procured by taking advance from the intending buyers, who is willing to purchase any flat in the said building provided the developer fulfill the following obligations towards the land Owners.

- a. That the developer will construct the proposed building upon the said property strictly as per the building plan to be duly sanctioned by the Kolkata Municipal Corporation and sanctioned revised plan from time to time.

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Sanjit Kumar Chakraborty
Bansir Kumar Chakraborty
Sujit Kumar Chakraborty
Prashant Chakraborty
Bannar Chakraborty
Pradip Chakraborty

M/s. Santoshi M Construction
Prerna Singh

- b. That the developer shall have to maintain the proper sizes/ specification as per building plan and also as per advice of the Architect and owner's allocation.
- c. That the developer shall have to appoint a professional civil Engineer or LBS or firm as Architect to supervise the construction of the building/buildings.
- d. That Developer shall complete the building over the land as described in the Schedule below within a period of **36 (thirty six) months** from the obtaining sanction plan, duly sanction by KMC. In case of any delay in delivery of Owner's Allocated area in the building completed in all respect then the Developer shall be liable to pay a damage @ Rs. 3,000/ - per month to the Owners for such delayed period.
- e. That the entire cost and expenses for the construction of the building will be borne exclusively by the Developer and the developer shall have no claim or demand in any part of the said expenses from the land Owners. The land Owners shall pay nothing in the matter of such constructional and/or development works on the landed property as described in the Schedule "A".
- f. That on completion of the building in question in terms of the sanctioned building plan to be sanctioned by the

Namrata Mukherjee
Sanjit Kumar Chakraborty
Sanyal Sanyal Chakraborty

Sanjit Kumar Chakraborty
Roshini Chakraborty
Somnath Chakraborty
Ranajit Chakraborty

M/s. Sanyal Chakraborty Construction
Proprietor
Ranajit Chakraborty

Kolkata Municipal Corporation the developer shall handover the owner's allocation to the Owners on first priority of physical possession after obtaining C.C. from KMC before handing over any physical possession to any other buyer for the flats "belongs to Developer Portion".

- g. That the delivery of physical possession of owner's allocation in the proposed building in favour of the land Owners will be made by the 2nd Party/Developer herein within next 36 (thirty six) months from the obtaining sanction plan, duly sanction by KMC.
- h. The developer shall pay the Municipal Taxes and electricity bills from the date of taking possession of the Premises till the date of delivery of possession of the owner's allocated area of the building.
- i. The developer should abide by all the laws by laws and regulations of the government, local bodies as the case may be and shall be attend to answer and responsible for any deviation, violation and/or breach of any laws, by-laws, rules and regulations.
- j. That the developer shall have no right or shall not be entitled to sale transfer and/or otherwise encumbered the

Namita Mukherjee

Sanjit Kumar Chakraborty
Sanjit Kumar Chakraborty

Sanjit Kumar Chakraborty
Barnita Chakraborty
Barnita Chakraborty

M/s. Sanjit Kumar Chakraborty
Proprietor
Barnita Chakraborty

flats under the owner's allocation in any manner whatsoever.

- k. That the developer shall act as an independent contractor in construction of the building and undertake to keep the land Owners indemnified from time to time, all 3rd parties claims and actions arising out of any act of commission or accident such as loss of life of labours, mistries and allied natures of things of relating to the construction of the proposed building.
- l. The developer shall keep the owner's share harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance to the development of the said property.
- i. The developer shall be responsible for all claims or demand that may be made due to anything done by the developer during construction of proposed building including claims by the owner's of the adjoining properties for damages to their buildings or properties.
- ii. The developers shall be responsible for all claims and demands of the suppliers, contractors, workmen and agents of the developer on the account whatsoever including any accident or other loss.

Narmita Mukherjee

Samir Kumar Chakrabarty

Sujit Kumar Chakrabarty

Urmila Chakrabarty

Samir Kumar Chakrabarty

M/s. Santoshi Ma Construction

Signature with stamp

- iii. The developer shall be responsible for any demand and/or claim by flat Owners of the developer's area.
- iv. The developer shall be responsible for any action taken by the Corporation and/or any other authority for any illegal or faulty construction or otherwise of the building.
- m. That the developer, shall install, separate electric meter in the name of Owners at the proposed building for the flat under the developer's allocation. The main meter installation charges and security deposit if any for the same will be borne by the developer, owners and intending buyer or buyers proportionately. The developer shall install separate electric meters in the name of the Owners but the meter installation charges and necessary fees will be borne by the said Owners. Be it mentioned that if any transformer installation, if necessary, in respect of the said proposed building in that effect the Owners and intending buyer or buyers of the said proposed building shall have bound to pay extra expenses which is necessary for install the same as per West Bengal State Electricity Board which is fixed up by its rules and norms.
- n. That the Owners shall not be liable with regard to the nature of construction of the proposed building and also for any financial transaction with the Third parties.

Narmita Mukherjee
Sanjit Kumar Chakraborty
Samir Kumar Chakraborty

Sanjit Kumar Chakraborty
Krishna Chakraborty
Samir Chakraborty
Pradip Chakraborty

M/s. Sanjeshi Ma Construction
Proprietor
Pradip Chakraborty

- o. The Developer will handover the Flats after obtaining C.C. from the KMC or any other important documents as require.
- p. Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing agreement/final document for transfer of property as per provisions laid down in the said document as a Developer without getting any ownership of any part of the property under Schedule. This Development Agreement and related Development Power of Attorney shall never be treated as the Agreement/Final Document for transfer of property between the Owner and the Developer by any way. This clause shall have overriding effect to anything written in these documents in any contrary to this Clause.
- q. That the developer shall pay a sum of Rs.18,000/- (Rs.6,000/- x 3) per month to the any three numbers of owners herein towards monthly rent for their alternative residential accommodations from the date of handing over physical possession of the schedule property in favour of the developer for the purpose of constructional work till hand over lawful physical possession of the owners' allocation in favour of the owner. Such alternative residential accommodation shall be arranged by the owners.
- r. That after demolishing two storied building all building materials, salvages and debts borne by the Developer herein and to that effect Owners shall not claim, demand anything in future in terms of this Agreement.

Narmita Mukherjee
Sanjit Kumar Chakravarty

Samir Kumar Chakravarty
Sujit Kumar Chakravarty
Barnat Chakravarty

Mrs. Santoshi Ma Chakravarty

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Pratap Chakravarty

ARTICLE : III

RIGHTS AND PRIVILEGES OF THE DEVELOPER :

- a. That save and except those portion which shall be kept reserved for the land Owners, the developer shall be entitled to sell and/or transfer rest of the flats, of the said building to any intending buyer/buyers in such a price and in such terms and conditions as determined by the developer.
- b. That the developer shall be entitled to receive the entire consideration money from the intending buyers against issuing proper receipt thereof.
- c. That the land Owners shall have no right and/or liberty to interfere in those transaction made between the developer and the intending buyer/buyers in any manner whatsoever and further the landowner shall not be entitled to claim the profit of the said venture or part thereof. Similarly Owners shall not be responsible for any kind of claim made to developer from any purchaser of Flats or any third person from developer's portion.
- d. That the developer shall have every right to disclaim and/or relinquish any claim from the intending buyer and/or shall be entitled to settle any matter with any intending buyer in respect of payment on consideration or in any issue, in any term as the developer may think fit and proper without involving the Owners.
- e. That the developer shall be entitled to execute all or any sort of Agreement with any intending flat or space buyer/

Namita Mukherjee

Sanjit Kumar Chakraborty
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Sanjit Kumar Chakraborty

Krishna Chakraborty

Samant Chakraborty
Pradip Chakraborty

M/s. Sanjit Kumar Chakraborty
Pradip Chakraborty

buyers and shall be entitled to execute all or any type of deed of transfer in favour of the intending buyer in respect of the flat of the building particularly of developer's allocation after handing over the possession of the owner's allocation to him and further shall be entitled to be present before the Registration office or offices for the registration of all those deeds and documents of transfer in favour of all intending buyers on behalf of itself and also on behalf of land Owners and for that purpose the land Owners will execute a registered General Power of Attorney in favour of the developer to do all such acts and deeds required for the proposed construction and registration of the deed of transfer against the under marketed impartible proportionate share of the entire land under schedule property in favour of the flat buyers and the land Owners will ratify in favour of the flat buyers and the land Owners will ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers.

Narmida Mukherjee
Sanjit Kumar Chakraborty
Sangis Kumar Chakraborty
Sujit Kumar Chakraborty
Kishore Chakraborty
Samar Chakraborty
Pradip Chakraborty

M/s. Santoshi Ma Construction
Proprietor
Paroma Khatun

ARTICLE : IV

LAND OWNERS OBLIGATIONS AND PRIVILEGES :

- a. That the land Owners do hereby declare that he has absolute right, title and interest upon the said landed property and do hereby further declare that the said property morefully described in the Schedule below is free from all encumbrances, disputes, litigations and in the mean time he has nor received any notice and notices to the effect that he said land is affected by any scheme of the Government of West Bengal or of the Kolkata Improvement Trust or The Kolkata Municipal Corporation or Kolkata Metropolitan Development Authority and/or any other statutory body at the time of signing of this Agreement So, being satisfied about the marketable title of the said property and the same is free from all encumbrances of the property, the developer herein has entered into this Agreement.
- b. That the land Owners shall at the time of execution of this presents deliver to the developer all the original such as Deed of Title, KMC Tax Bill, N.O.C. of Tax, Mutation Certificate /xerox copy such as Parcha, Chain Deed of documents regarding the title of the land and other allied

Namita Mukherjee
Sangit Kumar Chakrabarty
Sangit Kumar Chakrabarty
Sangit Kumar Chakrabarty
Sangit Kumar Chakrabarty
Sangit Kumar Chakrabarty

Pradip Chakraborty

M/s. Santoshi Ma Construction

M/s. Santoshi Ma Construction

Proprietor

Proprietor

papers and documents against proper receipts from the developer. Be it mentioned that if any time it is required to produce the original Parcha, Chain Deed in respect said landed property to show the competent authority in that event land Owners shall be bound to produce the same.

- c. That the land Owners shall not be entitled interfere with the management of the construction of the proposed building and in the matter of transfer of the flats or spaces of the building to the intending buyer. But shall have absolute right & authorities to inspect the main structural part of the building as well as the construction of owners' portion for time to time and also get it checked by any Engineer or Specialised person and any defect or deviation would be removed by the second party/developer.
- d. That for smooth functioning of the development work and for the purpose of construction of the proposed building the land Owners shall execute a Registered Power of Attorney in favour of the developer empowering its administrator in office to do all acts and deeds, required for the purpose of construction of the proposed building and to sell, transfer any flat or flats or spaces of the building, out of developers allocation to any intending buyers, and further to execute and register the deed of transfer including in respect of the proportionate share of land in favour of the flat Owners.

Namita Mukherjee
Sanjay Kumar Chakrabarty

Sanjay Kumar Chakrabarty
Sujit Kumar Chakrabarty
Bannan Chakrabarty

M/s. Santoshi Ma Construction
Proprietor
Biswanath Jy

Sanjay Kumar Chakrabarty
Panchajanya

- e. The land Owners shall have the right to sell, transfer, the flats under their allocation in favour of any persons or persons and to enjoy the consideration money thereof without having any interference in any manner whatsoever from the developer.
- f. That Land Owners shall have vacate lawful khas possession of the said property after execution of this Development Agreement.

ARTICLE : V

CANCELLATION AND ARBITRATION :

- a. All communication in the form of letter, notice, correspondence from/to either of the parties will be made to the address given herein in this Agreement and will be communicated by postal services or personal peon services and letter, notice, served upon either of the parties by other.
- b. The Court within District South 24 Parganas have the jurisdiction to entertain and try all actions suits and proceedings arising out of this agreement, if any dispute arises between the parties hereto.

Namita Mukherjee
Sankar Kumar Chakraborty
Sankar Kumar Chakraborty
Sujit Kumar Chakraborty
Krishna Chakraborty
Sankar Chakraborty

Pradip Chakraborty

M/s. Santoshi Ma Construction
Priyanka
Director

- c. Both the parties do hereby undertake to cooperate with each other in all respect to materialise the said development project within the stipulated time of **36 (thirty six) months** from the obtaining sanction plan, duly sanctioned by KMC.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
(Description of the Land)

ALL THAT piece and parcel of land measuring more or less an area of **4 (four) Cottahs 00 Chittak 00 Sq.ft.,**
TOGETHER WITH brick built pucca two storied building, having covered area more or less 1000 Sq.ft. (On the Ground Floor, having covered area more or less 500 Sq.ft. and On the First Floor, having covered area more or less 500 Sq.ft.) with cemented floor finished, now standing thereon, **comprising in C.S. Dag Nos. 1047(P) and 1048 (P) of Mouza - Kamdahari, J.L. No.49, Lay Out Plot No. 1650, within P.S. Regent Park now Bansdroni, being KMC Premises No. 121, Atabagan, Kolkata - 700084, within the Ward No. 111 vide KMC Assessee No. 31-111-01-0121-5 of the Kolkata Municipal Corporation, in the District of 24 Parganas (South), A.D.S.R. at Alipore, D.S.R. at Alipore,**

and the same is butted and bounded in the manner follows :-

Namita Mukherjee
Sanjit Kumar Chakrabarty
Santosh Kumar Chakrabarty
Sujit Kumar Chakrabarty

Samar Chakrabarty
Pradyip Chakrabarty

M/s. Santoshi Ma Construction
Proprietor
Santoshi Ma Construction

Sanjit Kumar Chakrabarty

manner follows :-

On the North : 12 ft. wide K.M.C. Road.

On the South : Existing Land.

On the East : Existing Land.

On the West : Land under L.O.P. No. 1652.

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

WITNESS :-

1. *Rupam Kuchibambur*
Alipore Police Court
W22

2. *6th 3/5*
12200 road
2/14

1. *Sujit Kumar Chakraborty*

2. *Sanjay Kumar Chakraborty*

3. *Sujit Kumar Chakraborty*

4. *Samar Chakraborty*

5. *Pradip Chakraborty*

6. *Namita Mukherjee*

7. *12200 road Chakraborty*

SIGNATURE OF THE OWNERS

Drafted by me :-

Bidyut Biswas
BIDYUT BISWAS 13/4/2023
Advocate
Alipore Police Court, Col-27
Advocate,

Alipore Police Court,
Kolkata - 700 027.
Computerised Printed by

Kuntal Mukherjee

M/s. Santosh Ma Construction
Biswanath Sen
Proprietor

SIGNATURE OF THE DEVELOPER

MEMO OF THE CONSIDERATION

RECEIVED sum of Rs.6,00,000/- (Rupees Six Lakhs) Only by the Owners in terms of this agreement in presence of the following witnesses and in the following manners :-

- :: MEMO :: -

by way of Cheque vide No. drawn on		, dt.		
1.000 121 -	Samir Bandyopadhyay	14.12.22	-	1.50.000/-
	gore Bred	14.12.22	-	1.50.000/-
2.000 122	Do	14.12.22	-	1.50.000/-
3.000 123	Do	14.12.22	-	1.50.000/-
4.000 124	Do			
				Total Rs.6,00,000/-

(Rupees Six Lakhs Only)**WITNESSES:**

1) Rupen Kachar
Atipore Pasia end
1st 27

2) 6th of 3/4
Gopinath
2nd 14

1. Sujit Kumar Chakraborty

2. Sanjay Kumar Chakraborty

3. Sujit Kumar Chakraborty

4. Samay Chakraborty

5. Prady Chakraborty

6. Namita Mukherjee

7. Krishna Chakraborty

**SIGNATURE OF FIRST PARTY/
OWNERS**

ANNEXURE

SPECIFICATION OF THE PROPOSED BUILDING

- Structure** : The building shall have R.C.C. framed structure of isolated spread footing.
- Brick work** : All exterior brick work shall be 8" thick with bricks, all partition shall be 3" inch thick with bricks.

FLOOR FINISH SKIRING DADO ETC.

Marble to all floor height at skirting to all rooms 4" galze tiles wall at bath and Privy up 6'-0" height, above cooking platform and sink. Kitchen Room shall be finish by marble.

Plaster - The inside and outside of the building will have sand and cement Plaster (1:6).

Surface in said room will be finished with Putty.

DOOR & WINDOW :-

- i. Commercial flush door painted both sides.
- ii. Main Door - Wooden door frame, salwood (2.5"x4" crossection).
2. Other Doors :-
 - i. Commercial flush door painted both sides.
 - ii. Doors of the toilets and kitchen shall be P.V.C. door, both door will be provided by the P.V.C. Shutter.
 - iv. Sliding window with guard bar as per approved design of Architect and painted both sides.
 - v. All windows shall have transalucet glass including Box Grill.

WHITE WASH AND COLOUR WASH

The building shall be painted externally with weather court asian paints. The inside of the flat shall be putty on the plaster surface.

Namita Mukherjee
Sanjit Kumar Chakraborty
Sankar Kumar Chakraborty
Sujit Kumar Chakraborty

Pratik Chakraborty
Samar Chakraborty
Pratik Chakraborty

M/s. Santoshi Ma Construction
Pranawa Dasgupta
Proprietor

Toilets :-

A. i. One European type white commode and one white plastic cistern.

ii. Two white basin out of that one Bath room and another one Dining Hall.

iii. One Shower.

iv. Two Taps (Disons or similar make) and Fittings : - Supreme or Similar make.

v. Geyser point with Mixer Top.

B i.. One Indian Type white comode white plastic cistern

ii . One white basin.

iii. Two Tap.

iv. one Shower.

Kitchen :-

i. One Kitchen Steel Sink.

ii. Two Tap

Kitchen Granite stone working platform 5'ft. height glazed tiles above the working platform with Steel sink.

Water Supply :-

One Syntex overhead reservoir will be provided on the top of the last roof as per design. The suitable floor to deliver water to overhead reservoir.

Electric Point :-

All wires are to be Finolex Per Room 5 points for each Flat with AC Point/Plug Point with all modular switches reputed make.

Proportionate share of the expenses incurred in respect of extra work required for Owner's Allocation in respect of proposed building shall be borne by the Owners.

Narmita Mukherjee
Sanjit Kumar Chakraborty
Dangis Kunal Chakraborty
Sujit Kumar Chakraborty
Prinshul Chakraborty

Samar Chakraborty
Ranjit Chakraborty



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

Name

Signature *Sujit Kumar Chakraborty*



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

Name

Signature *Santosh Chakraborty*



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

Name

Signature *Sanjiv Kumar Chakraborty*



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

Name

Signature *Santosh Kumar Chakraborty*



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

Name Namit Mukherjee

Signature



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

Name

Signature Kanchan Chaturvedi



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

Name

Signature Rajwade Singh



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

Name

Signature Ramesh Chakraborty



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

উপস্থাপিত আই ডি/Enrollment No.: 1040/19982/05244

To
 তপন কুমার চক্রবর্তী
 Tapan Kumar Chakraborty
 205 A BICHAN PALI
 GARIA, Srinagar
 Garia, South Twenty Four Parganas
 West Bengal 700084

10390044



MN165900994DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7643 8248 3383

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



তপন কুমার চক্রবর্তী
 Tapan Kumar Chakraborty
 পিতা : অজিত কুমার চক্রবর্তী
 Father : AJIT KUMAR CHAKRABORTY
 জন্ম বর্ষ / Year of Birth : 1956
 পুরুষ / Male



7643 8248 3383

আধার - সাধারণ মানুষের অধিকার

Tapan Chakraborty

Major Information of the Deed

Deed No :	I-1603-19275/2022	Date of Registration	14/12/2022
Query No / Year	1603-2003469429/2022	Office where deed is registered	
Query Date	08/12/2022 2:38:48 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	TAPAN KUMAR CHAKRABORTY ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7605891062, 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 : 6,00,000/-]		
Set Forth value	Market Value		
Rs. 23,00,000/-	Rs. 37,53,001/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 6,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

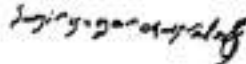
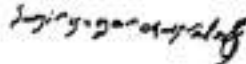
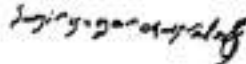
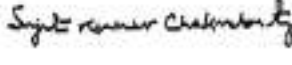
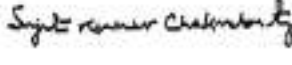
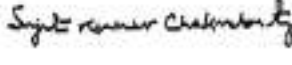
District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Atabagan, Premises No: 121, Ward No: 111 Pin Code : 700084

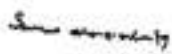
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha	20,00,000/-	30,78,001/-	Width of Approach Road: 12 Ft, Adjacent to Metal Road,
Grand Total :				6.6Dec	20,00,000 /-	30,78,001 /-	

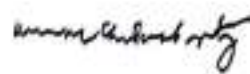
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	3,00,000/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	3,00,000 /-	6,75,000 /-	

Land Lord Details :

S/ No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> SANJIB KUMAR CHAKRABARTI Son of Late NARENDRA NATH CHAKRABORTY Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office </td> <td>  14/12/2022 </td> <td>  LTI 14/12/2022 </td> <td>  14/12/2022 </td> </tr> </tbody> </table> 159, M N ROY ROAD , City:- , P.O:- RAJPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABxxxxxxx8L, Aadhaar No: 83xxxxxxxx7371, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	Name	Photo	Finger Print	Signature	SANJIB KUMAR CHAKRABARTI Son of Late NARENDRA NATH CHAKRABORTY Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	 14/12/2022
Name	Photo	Finger Print	Signature						
SANJIB KUMAR CHAKRABARTI Son of Late NARENDRA NATH CHAKRABORTY Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	 14/12/2022						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> SAMIR KUMAR CHAKRABORTY Son of Late NARENDRA NATH CHAKRABORTY Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office </td> <td>  14/12/2022 </td> <td>  LTI 14/12/2022 </td> <td>  14/12/2022 </td> </tr> </tbody> </table> SHITALA MANDIR BORAL, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxxx4B, Aadhaar No: 34xxxxxxxx2158, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	Name	Photo	Finger Print	Signature	SAMIR KUMAR CHAKRABORTY Son of Late NARENDRA NATH CHAKRABORTY Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	 14/12/2022
Name	Photo	Finger Print	Signature						
SAMIR KUMAR CHAKRABORTY Son of Late NARENDRA NATH CHAKRABORTY Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	 14/12/2022						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> SUJIT KUMAR CHAKRABORTY Son of Late NARENDRA NATH CHAKRABORTY Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office </td> <td>  14/12/2022 </td> <td>  LTI 14/12/2022 </td> <td>  14/12/2022 </td> </tr> </tbody> </table> B 100 , ATABAGAN, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxxx7N, Aadhaar No: 21xxxxxxxx4511, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	Name	Photo	Finger Print	Signature	SUJIT KUMAR CHAKRABORTY Son of Late NARENDRA NATH CHAKRABORTY Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	 14/12/2022
Name	Photo	Finger Print	Signature						
SUJIT KUMAR CHAKRABORTY Son of Late NARENDRA NATH CHAKRABORTY Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	 14/12/2022						

Name	Photo	Finger Print	Signature
SAMAR CHAKRABORTY Son of Late NARENDRA NATH CHAKRABORTY Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	 14/12/2022
B 37, ATABAGAN, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: COxxxxxx8D, Aadhaar No: 58xxxxxxxx4697, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office			
PRADIP CHAKRABORTY Son of Late NARENDRA NATH CHAKRABORTY Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	 14/12/2022
B 37, ATABAGAN, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: CNxxxxxx5J, Aadhaar No: 29xxxxxxxx7094, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office			
NAMITA MUKHERJEE Wife of RATAN MUKHERJEE Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	 14/12/2022
SARAL DIGHI , MAJHERPARA ,, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BKxxxxxx7L, Aadhaar No: 49xxxxxxxx3997, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office			

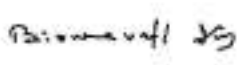
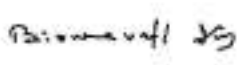
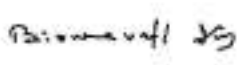
Name	Photo	Finger Print	Signature
KRISHNA CHAKRABORTY Daughter of Late NARENDRA NATH CHAKRABORTY Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office			
14/12/2022	14/12/2022	14/12/2022	14/12/2022

B 37 , ATABAGAN ,, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: APxxxxxx6N, Aadhaar No: 75xxxxxxxx9132, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office

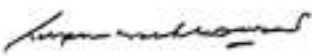
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SANTOSHI MA CONSTRUCTION BORAL BHATTACHARJEE PARA ,, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 , PAN No.: ANxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> BISWANATH DAS (Presentant) Son of SATYANDRA NATH DAS Date of Execution - 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Dec 14 2022 4:34PM</td> <td>14/12/2022</td> <td>14/12/2022</td> <td>14/12/2022</td> </tr> </tbody> </table> Boral Bhattacharjee Para ,, City:- , P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: anxxxxxx2q, Aadhaar No: 94xxxxxxxx8583 Status : Representative, Representative of : SANTOSHI MA CONSTRUCTION (as PROPRIETOR)	Name	Photo	Finger Print	Signature	BISWANATH DAS (Presentant) Son of SATYANDRA NATH DAS Date of Execution - 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office				Dec 14 2022 4:34PM	14/12/2022	14/12/2022	14/12/2022
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BISWANATH DAS (Presentant) Son of SATYANDRA NATH DAS Date of Execution - 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office													
Dec 14 2022 4:34PM	14/12/2022	14/12/2022	14/12/2022										

Identifier Details :

Name	Photo	Finger Print	Signature
TAPAN KUMAR CHAKRABORTY Son of Late AJIT KUMAR CHAKRABORTY ALIPORE POLICE COURT ,, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	14/12/2022	14/12/2022	14/12/2022
Identifier Of SANJIB KUMAR CHAKRABARTI, SAMIR KUMAR CHAKRABORTY, SUJIT KUMAR CHAKRABORTY, SAMAR CHAKRABORTY, PRADIP CHAKRABORTY, NAMITA MUKHERJEE, KRISHNA CHAKRABORTY, BISWANATH DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SANJIB KUMAR CHAKRABARTI	SANTOSHI MA CONSTRUCTION-0.942857 Dec
2	SAMIR KUMAR CHAKRABORTY	SANTOSHI MA CONSTRUCTION-0.942857 Dec
3	SUJIT KUMAR CHAKRABORTY	SANTOSHI MA CONSTRUCTION-0.942857 Dec
4	SAMAR CHAKRABORTY	SANTOSHI MA CONSTRUCTION-0.942857 Dec
5	PRADIP CHAKRABORTY	SANTOSHI MA CONSTRUCTION-0.942857 Dec
6	NAMITA MUKHERJEE	SANTOSHI MA CONSTRUCTION-0.942857 Dec
7	KRISHNA CHAKRABORTY	SANTOSHI MA CONSTRUCTION-0.942857 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SANJIB KUMAR CHAKRABARTI	SANTOSHI MA CONSTRUCTION-142.85714300 Sq Ft
2	SAMIR KUMAR CHAKRABORTY	SANTOSHI MA CONSTRUCTION-142.85714300 Sq Ft
3	SUJIT KUMAR CHAKRABORTY	SANTOSHI MA CONSTRUCTION-142.85714300 Sq Ft
4	SAMAR CHAKRABORTY	SANTOSHI MA CONSTRUCTION-142.85714300 Sq Ft
5	PRADIP CHAKRABORTY	SANTOSHI MA CONSTRUCTION-142.85714300 Sq Ft
6	NAMITA MUKHERJEE	SANTOSHI MA CONSTRUCTION-142.85714300 Sq Ft
7	KRISHNA CHAKRABORTY	SANTOSHI MA CONSTRUCTION-142.85714300 Sq Ft

On 14-12-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 15:03 hrs on 14-12-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by BISWANATH DAS .

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 37,53,001/-

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

Execution is admitted on 14/12/2022 by 1. SANJIB KUMAR CHAKRABARTI, Son of Late NARENDRA NATH CHAKRABORTY, 159, M N ROY ROAD ,, P.O: RAJPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Retired Person, 2. SAMIR KUMAR CHAKRABORTY, Son of Late NARENDRA NATH CHAKRABORTY, SHITALA MANDIR BORAL, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Retired Person, 3. SUJIT KUMAR CHAKRABORTY, Son of Late NARENDRA NATH CHAKRABORTY, B 100 , ATABAGAN, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 4. SAMAR CHAKRABORTY, Son of Late NARENDRA NATH CHAKRABORTY, B 37, ATABAGAN, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 5. PRADIP CHAKRABORTY, Son of Late NARENDRA NATH CHAKRABORTY, B 37, ATABAGAN, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 6. NAMITA MUKHERJEE, Wife of RATAN MUKHERJEE, SARAL DIGHI , MAJHERPARA ,, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife, 7. KRISHNA CHAKRABORTY, Daughter of Late NARENDRA NATH CHAKRABORTY, B 37 , ATABAGAN ,, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife

Indetified by TAPAN KUMAR CHAKRABORTY, . , Son of Late AJIT KUMAR CHAKRABORTY, ALIPORE POLICE COURT ,, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 14-12-2022 by BISWANATH DAS, PROPRIETOR, SANTOSHI MA CONSTRUCTION (Sole Proprietorship), BORAL BHATTACHARJEE PARA ,, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Indetified by TAPAN KUMAR CHAKRABORTY, . , Son of Late AJIT KUMAR CHAKRABORTY, ALIPORE POLICE COURT ,, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,053.00/- (B = Rs 6,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 6,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2022 2:50PM with Govt. Ref. No: 192022230207623081 on 08-12-2022, Amount Rs: 6,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV6134038 on 08-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/- by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 964, Amount: Rs.100.00/-, Date of Purchase: 11/10/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/12/2022 2:50PM with Govt. Ref. No: 192022230207623081 on 08-12-2022, Amount Rs: 6,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV6134038 on 08-12-2022, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 617912 to 617953
being No 160319275 for the year 2022.



Digitally signed by Debasish Dhar
Date: 2022.12.14 18:59:05 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/12/14 06:59:05 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)