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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AW 303107

2011  
 B-136244

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

*[Signature]*  
 District Sub-Register-1  
 Alipore, South 24-Pargana

20 JAN 2026

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT made this the 20<sup>th</sup> day of  
*January* Two Thousand and Twenty Six (2026).

BETWEEN

**SMT. TINA DAS (PAN:AZEPD6465B) (Aadhaar No.3700 5582 8595)** wife of Sanjib Das, by faith-Hindu, by Occupation-Housewife, by Nationality-Indian, residing at 62, Brahma Samaj Road, P.S.-Behala now Parnasree, P.O.-Behala, District-South 24-Parganas, Pin-700034, hereinafter called and referred to as the "**OWNER/VENDOR**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

**A N D**

**SRI SANJIB CHOUDHURY (PAN APUPC1819C) (AADHAR NO. 8805 7767 7723 )** son of Late Umakanta Chowdhury, by faith - Hindu, by Occupation-Business, by Nationality-Indian, residing at Village & P.O.-Amgachia, P.S.-Bishnupur, Kolkata-700104, District-South 24-Parganas, hereinafter called and referred to as the "**DEVELOPER/BUILDER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective his, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

**WHEREAS ALL THAT** piece and parcel of bastu land measuring 02 (Two) Kathas 10(Ten) Chittacks 22 (Twenty Two) Sq. Ft. more or less lying within the jurisdiction of Kolkata Municipal Corporation, being Municipal Premises No. 314, Brahma Samaj Road, under Ward No. 130, Post Office Behala, P.S. Behala, District - South 24 Parganas, was originally belonged to the father-in-law of the Donor herein namely Sri Sachchidananda Chattopadhyay (since deceased), who acquired the same by a Bengali Deed of Partition, which was registered on 10/03/1944 before the Joint Sub-Registrar, Alipore Sadar, 24 Parganas and recorded in Book No. I, Volume No. 4, Pages 203 to 236, Deed being No.0214 for the year 1944.

**AND WHEREAS** on and from 10/03/1944 said Sri Sachchidananda Chattopadhyay (since deceased) became absolute owner of the aforesaid property and he was seized and possessed of the aforesaid property free from all encumbrances.

**AND WHEREAS** thereafter said Sri Sachchidananda Chattopadhyay (since deceased) constructed two storied building total measuring 1400 Sq. ft. covered area more or less in such bastu land measuring 02 (Two) Kathas 10(Ten) Chittacks 22 (Twenty Two) Sq. Ft. more or less lying within the jurisdiction of Kolkata Municipal Corporation, being Municipal Premises No. 314, Brahma Samaj Road, under Ward No. 130, Post Office Behala, P.S. Behala, South 24 Parganas, which is morefully mentioned and described in the "B" Schedule of Deed of gift therein of the said Property.

**AND WHEREAS** thereafter said Sri Sachchidananda Chattopadhyay on 29.08.1970 purchased a property adjacent to his aforesaid property from Sri Birendra Nath Chattopadhyay, Sri Niranjan Kumar Chattopadhyay, Sri Kali Kumar Chattopadhyay by virtue of a Bengali Suf- Bicroy Kobala being the property viz. **ALL THAT** piece and parcel of bastu land measuring 01 (One) Katha 06(Six) Chittacks 27 (Twenty Seven) Sq. Ft. more or less with a constructed part of two storied pacca building measuring total covered area 1200 Sq. Ft. more or less lying within the jurisdiction of Kolkata Municipal Corporation, being Municipal Premises No. 313, Brahma Samaj Road, under Ward No. 130, Post Office Behala, P.S. Behala, District South 24 Parganas and this suf bicroy kobala registered on 29/08/1970 before the Joint Sub-Registrar, Alipore Sadar, 24 Parganas and recorded in Book No.- 1, Volume No. 88, Pages 193 to 200, Deed being No. 3953 for the year 1970, which is morefully mentioned and described in the "A" Schedule of the Deed of Gift therein.

**AND WHEREAS** thereafter said Sri Sachchidananda Chattopadhyay (since deceased), became absolute owner of the aforesaid two property viz. **ALL THAT** piece and parcel of bastu land measuring 04 (Four) Kathas 01(One) Chittack 04 (Four) Sq. Ft. more or less with a constructed part of two storied pacca building measuring total covered area 2600 Sq. Ft. more or less lying within the jurisdiction of Kolkata Municipal Corporation, being Municipal Premises No. 313 and 314, Brahma Samaj Road, under Ward No. Office Behala, P.S. Behala, now Parnashree, District 130, Post South 24 Parganas, Kolkata 700034.

**AND WHEREAS** the said Sri Sachchidananda Chattopadhyay (since deceased) left for heavenly abode on 28.09.2005 leaving behind his last and final will dated 30.12.2002 bequeathed his absolute right, title and interest in the said property in favour of his daughter-in-law i.e. Smt. Indrani Chattopadhyay the mother of present owner herein upon which probate was granted on 29.08.2007 by the court of Ld. District Delegate Alipore Act 39 case No.19/07 (P).

**AND WHEREAS** above named Indrani Chattopadhyay, the sole beneficiary of the will, during possession, enjoyment of the immovable properties as mentioned in the schedules of the will dated 30.12.2002 securing her exclusive right, title and interest thereon prepared, redacted and registered a Deed of Gift unto and in favour of her daughter Smt. Tina Das, wife of Sri. Sanjib Das to grant, donate and transfer her right, title and interest in respect of the property mentioned in the Schedule "A" & Schedule "B" property therein mentioned Deed of Gift.

**AND WHEREAS** on the basis of as well as on the strength of above mentioned Deed of Gift which was registered in the office of the D.S.R.-V at Alipore and recorded in Book No. I, Volume No. 1630 - 2023, Page from 2058 to 2082, Being No. 163000060 for the year 2023. Smt. Tina Das the Donee attained sole and exclusive ownership over the above referred two schedules i.e. Schedule "A" **ALL THAT** piece and parcel of land measuring

about 1(one) Cottah 6(six) Chattaks 27(Twenty -Seven) Sq.Ft. of Land togetherwith 1200 Sq.Ft.(600 Sq.Ft. in Ground floor and 600 Sq.Ft. in First floor) in Mouza Behala, J.L. No.2, R.S. Khatian No. 1148 & R.S. Dag No. 6975(P) being Premises No. 313, Brahma Samaj Road, P.S. Behala now Parnasree, and mailing address 62, Brahma Samaj Road, Kolkata 700034 within ward No. 130 of K.M.C and its Assessee No.41-130-03-0315-1 District South 24 Pargana & Schedule "B" morefully mentioned therein ALL THAT piece and parcel of land measuring about 2(Two) Cottahs 10(Ten) Chattaks 22(Twenty -Two) Sq.Ft. of land togetherwith 1400 Sq.Ft.(700 Sq. Ft. in Ground floor and 700 Sq. Ft. in First floor) in Mouza Behala, J.L. No. 2, R.S. Khatian No. 1148, and R.S. Dag No. 6975(P) being Premises No. 314, Brahma Samaj Road, P.S. Behala now Parnasree, and mailing address 62, Brahma Samaj Road, Kolkata 700034 within ward No. 130 of K.M.C and its Assessee No.41-130-03-0312-6 District South 24 Parganas and began to seize, possess, use and enjoy the same securing her exclusive ownership thereon.

**AND WHEREAS** after Deed of Gift the said Owner/vendor herein for application on the office of the Kolkata Municipal Corporation for amalgamation of her respective property into a single premises 1(one) plot as per the Rules of the Kolkata Municipal Corporation and the Kolkata Municipal Corporation granted the prayer and amalgamate the said two adjacent plots into a single plot as per the rules of the Kolkata Municipal Corporation and the said amalgamated plot assessed and number as municipal premises 314, Brahma Samaj Road, P.S.-Behala now Parnasree within ward No.130 of the K.M.C. and its postal address 62, Brahma Samaj Road, P.S.-Behala and its Assessee No.41-130-03-0132-6 in the District - South 24-Parganas and the said amalgamated plot measuring 4 (four) Cottahs 1 (one) Chattak 4 (four) Sq.ft.

**AND WHEREAS** after amalgamation mutation the said owner/vendor became the absolute owner of **ALL THAT** piece and parcel of bastu land

measuring more or less 4 (four) Cottahs 1 (one) Chattak 4 (four) Sq.ft. lying and situate at Mouza-Behala, J.L. No.2, appertaining to R.S. Dag No. 6975 (P) under Khatian No.1148, within the limits of the Kolkata Municipal Corporation premises No.314, Brahma Samaj Road, Police Station-Behala now Parnasree under ward No.130, Kolkata-700034 in the District South 24-Parganas and its postal address 62, Brahma Samaj Road, P.S.-Behala, Kolkata 700034 and have been paying rates and takes to the concerned authority regularly.

**AND WHEREAS** the Owner of the One Part absolutely seized and possessed of or sufficiently entitled to the said property at premises No.314, Brahma Samaj Road, mailing address 62, Brahma Samaj Road, Police Station-Behala now Parnasree under ward No.130, Kolkata-700034 in the District South 24-Parganas and the said property is described in the schedule hereunder written free from all sorts of encumbrances, attachments, liens, lis pendens whatsoever, the Owner have already been handed over all necessary title deed, tax bill and other documents to the Developer herein for the purpose of construction the proposes building.

**AND WHEREAS** the Owner are desirous to construct a G+3 storied building on her said land and to do and to make construction of the new building on her said land. The Owner approached the party of the Other Part i.e. Developer/Builder herein to make construction of a new building to be erected as per sanctioned residential building plan to be sanctioned by the Kolkata Municipal Corporation at the Developer's cost.

**AND WHEREAS** the party of the Other Part i.e. Developer/Builder herein has agreed to make the construction of the proposed G+3 storied residential building on the said property on the terms and conditions hereinafter appearing. The party of the Other Part i.e. Developer/ Builder shall in exchange of the cost of construction shall allocate Owner allocation of construed area to the Owner of lands as more fully described

in the Second Schedule hereunder written and it is appearing as consideration for the land and constructed thereon as described in the First Schedule hereunder written.

**AND WHEREAS** the Party of the Other Part i.e. Developer herein shall get all other rest construction of the proposed building excluding the Owner's Allocation as mentioned in the Second Schedule. The party of the Other Part i.e. Developer/Builder shall erect the entire proposed building at his own cost and her supervision and labour and thereafter the Developer shall deliver the Owner's Allocation as mentioned in the Second Schedule herein before given allocation possession to any intending purchaser or whoever by developer to be erected as per annexed specification as well as the building plan to be sanctioned by the Kolkata Municipal Corporation and to meet up such expenses the Developer shall sell only her allocation i.e. Developer's Allocation to the interested parties from whom the Developer shall collect the cost of construction as well as the cost of proportionate land in connection with the said flats etc.

**AND WHEREAS** the party of the Other Part have agreed to do this Project by constructing a building on the said land upto maximum height consuming maximum F.A.R. and also as per sanctioned residential, building plan to be sanctioned by the Kolkata Municipal Corporation as per permissible law of the said Corporation consisting of several flats or apartments at the cost of the Party of the Other Part i.e. Developer/Builder and also providing for common area and other facilities/ amenities for the purpose of selling of flats/Apartments as described in the **FIFTH SCHEDULE** hereunder written, and the Party of the Other part shall get and enjoy the Developer's Allocation as mentioned the flats etc. of the proposed building to be constructed at the cost of the Developer.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed by and

between the parties hereto as per following terms and conditions :

- a) **OWNER:** shall mean the party of the First Part herein namely **SMT. TINA DAS** her respective heirs, executors, administrators and legal representatives and assigns.
- b) **DEVELOPER:** shall mean **SRI SANJIB CHOUDHURY** its executors, successors-in-office, administrators, legal representatives and assigns.
- c) **TITLE DEED:** shall mean the documents referred to hereinabove in the recital.
- d) **PREMISES** shall mean the property at premises No.314, Brahma Samaj Road, mailing address 62, Brahma Samaj Road, Police Station-Behala now Parnasree, Kolkata-700034, District South 24-Parganas, within the limits of Kolkata Municipal Corporation ward No.130, described in the **FIRST SCHEDULE** hereunder written.
- e) **BUILDING:** shall mean the proposed building to be constructed by the Developer on the said premises as per residential G+3 storied building plan to be sanctioned by the Kolkata Municipal Corporation having self contained flat.
- f) **COMMON FACILITIES AND AMENITIES:** shall include gates, corridors, stair ways, stair case, passages ways, driveways, common lavatories, pump room, meter space, water and water lines and plumbing lines, to each flat under ground water reservoir, overhead water tank, water pump and motor, main water pipe & sewerage and other facilities as mentioned in the **FIFTH SCHEDULE** hereunder written which may be mutually agreed upon BETWEEN the parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the

building and such common areas shall be enjoyed by all the flat Owner who shall purchase the same from the Developer as well as Owner also.

- g) **OWNER'S ALLOCATION:** shall mean the Owner shall get entire Third floor, 50% area of second floor, 50% area of ground floor and right to use only 40% of roof area.
- h) **DEVELOPER'S ALLOCATION:** shall mean the remaining 50% constructed area in all the building to be constructed on the said premises after given possession of allocation to the Owner as herein above written together with proportionate undivided share of land easement rights or right over all common facilities and amenities attached to all such flats/apartments, garages, car parking space in the said building/ buildings in the complex.
- i) **THE ARCHITECT:** shall mean such persons who will be appointed by the Developer for both designing and planning the building on the said premises.
- j) **BUILDING PLAN:** would mean such plan prepared by the Architect/Engineer subject to approval of the Owner for the construction of the G+3 storied building and to be sanctioned from appropriate authority and/or any other competent- authority or authorities as the case may be at the cost to be borne by the Developer.
- k) **TRANSFER:** its grammatical variations shall include transfer by possession and by any other means adopted for effecting that is understood as a transfer of space of the purpose G+3 storied building to purchasers thereof.
- l) **TRANSFeree:** shall mean a person, firm, limited, company,

Association of persons to whom residential flat/garage/ car parking in the building has been transferred.

- 2) **THIS AGREEMENT**: shall be effect from the date of execution of this Agreement.
- 3) **THE OWNER DECLARES** as follows:
  - a) That the Owner are the absolute Owner and seized and possessed of or otherwise well and sufficiently entitled to the said property as described in the First Schedule below.
  - b) That the said property is free from all encumbrances and the Owner has a good marketable title in respect of premises No.314, Brahma Samaj Road, mailing address 62, Brahma Samaj Road, Police Station-Behala now Parnasree, Kolkata-700034, District South 24-Parganas, within the limits of Kolkata Municipal Corporation ward No.130.
  - c) That the said property is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever to the best of Owner's knowledge.
4. **THE OWNER AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as follows :-
  - a) That the Owner do hereby grant exclusive right to the Developer in matters of undertaking that new construction G+3 storied residential Building on the said premises to be constructed by the Developer in accordance with the plan or plans to be sanctioned by the Kolkata Municipal Corporation.
  - b) That all applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining

necessary approval of building plan and its alternation/ modification/verification of the sanctioned building plan from the appropriate authorities has been prepared signed and submitted by the Developer for and in the name of the Developer and if any alteration/modification of making further plans for proposed construction will be lawfully required the Owner shall give such written permission to the Developer without any interruption.

- c) For all that purpose of sanction of Building Plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the Developer shall appear, represent, sign before the concerned authorities on behalf of the Owner in her name and on her behalf in connection with any or all of the matters aforesaid and the Owner, in such circumstances, shall give assistance/co-operation/ signatures when necessary to the Developer for the interest of the proposed project/ building.
- d) That the Developer shall erect the entire building in the said premises as per said sanctioned building plan and when necessary and during construction or after completion of construction to the Developer's Allocation together with proportionate undivided land share and other common rights may transfer to the intending purchasers after given possession of the allocated area of land Owner excluding the Owner's Allocation and receive part or full consideration money from the sale of part or full of the Developer's Allocation to be erected at the cost of the Developer and for the same the Owner shall not claim by any means or shall not create any obstruction or objection during such construction.
- e) The Developer shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing

necessary for the purpose of developing the said property in order to make it perfect and smooth in all respects for construction of a Ground plus three storied building thereon in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation office at the cost of the Developer and the Owner shall have no objection or say in the said respect whatsoever at any time in future.

- f) That in the event of demise of the Owner during the subsistence of this Agreement, the legal heirs of the Owner shall sign, execute and produce all or any papers and/or documents for inspection as asked for and found necessary by the Developer for completion of the project being the subject matter of this Agreement and always act and do all the necessary acts and things which the Owner are under and obligation to do under these presents at all material times without any hindrances simultaneously in the event of demise of the Developer during the stipulated period the legal heirs of the Developer shall remain liable to abide by the terms and conditions of this Agreement, in the event of the Owner shall have not liabilities, responsibilities regarding the construction of the propose building which constructed/erected by the Developer herein.
- g) The Developer shall make, build construct, supervise and carry out all the costs in such a manner as may be thought fit and proper by him for such construction of the said proposed building according to the building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office referred to in this Agreement on the said property and shall file applications, For obtaining water, electric sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said

premises in terms of this Agreement.

- h) The Developer shall and submit all applications for and in the name of the Owner as may be required for the purpose of securing and obtaining necessary permission, consent and/or certificates from authority concerned and all Government Department and other authorities relating to the proposed construction of the building on the said land and property and/or in connection with the supply of electricity, water, sewerage and/or other amenities to the said property.
- i) That the Developer shall be exclusively entitled to the respective share of her allocation i.e. 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 others and the Owner shall not in any way interfere, disturb the project and with peaceful vacant possession and disposal of the Developer's Allocation in the manner the Developer wishes lawfully subject to maintain all terms and conditions of this agreement.
- j) The Developer shall apply in the name of the Owner and represent her before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this Agreement and the Owner shall not raise any objections for it on the contrary the Owner shall give full co-operations for facilitating the proposed project.
- k) That the Developer shall at her own costs construct and complete the proposed building at the said premises in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation office and as well as hereby annexed specification and the Developer shall take all the responsibility and risk regarding the

construction of the proposed building and if any accident or disturbances may occur during the work of construction in that event the Developer shall be the responsible for the same and the Owner shall have no liabilities about it.

- l) That the Developer shall install in the said building at her own costs the pump to be operated tap water supply connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other electrical things and also other facilities as are required to be provided in the new building constructed for sale of the flat therein on Ownership basis and as mutually agreed upon in respect of the Developer's Allocation.
- m) The Developer shall institute, conduct or prosecute any suit or legal proceedings at his own cost in the name of the Owner that may be found necessary to be filed against the adjoining Owner of the said Premises/Property and/or any person or persons in connection with the said property or promotion thereof and the building to be constructed thereon and also shall defend any suit or proceedings on behalf of the Owner and shall give necessary instruction of the Owner's behalf and the Owner shall sign Vokatnama, Plaints, Petition, Affidavits and other pleading and papers that may be required to be filed in connection with such suits and proceedings and shall verify and affirm the same and do all other acts, deeds, matters and things as may be necessary for proper conduct thereof and preserving the best interest of both the Owner and the said Developer.
- n) That from the date of this agreement the Municipal Taxes and also other outgoings in respect of the said premises and till-such time as the possession of the Owner's Allocation is made shall be borne and

paid by the Developer and that all the previous outstanding, dues as on the date of this agreement on account of the Kolkata Municipal Corporation rates and taxes and also other previous outgoings upto the date of delivery of possession to the Developer for the period aforesaid shall remain the liability of the Developer.

5. **THE OWNER HEREBY AGREED AND COVENANTS WITH THE DEVELOPER** as follows:-

- i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the Developer.
- ii) Not to do any act or things whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's Allocation portion in the building to be erected at the said premises as mentioned herein, provided the Developer has delivered Owner's Allocation period mentioned hereinabove within the stipulated time i.e. 24 (twenty four) months from the date of execution of this Agreement.
- iii) The Owner positively give vacant possession of the entire premises as mentioned in the **FIRST SCHEDULE** hereunder Developer for making construction work of the proposed building as per sanctioned building plan to be sanctioned by the concerned the Kolkata Municipal Corporation office at the cost of the Developer within **24 (twenty four) months** after plan sanction. It is pertinent to mentioned the Owner have already been given vacant possession of the 1<sup>st</sup> Schedule of property along with handed over all vital document in respect of property to the Developer/2<sup>nd</sup> Party of this Agreement.

- iv) The Developer shall sell its allocation together with proportionate stair and the undivided proportionate share of land which is called as the Developer's Allocation as described in the **THIRD SCHEDULE** hereunder written together with proportionate undivided share of land of the said Premises and the Common portions, roof of the building proportionately and proportionate services of common places. After receiving money from the purchaser if any wrongful act is done by the Developer, the total responsibility financial liability will be borne by the developer. The Developer shall receive the advance and advances or part or full consideration money from the intending purchasers of the relative flats and/or other portions from the Developer's Allocation as per its terms and conditions and the Developer shall decide and fix up the such consideration money upon its allocation and service the same for the intending Purchaser(s) and shall have right to execute and register all the Conveyance, Deeds or Agreement for Sale in favour of the intending purchasers in connection with his allocation as mentioned in the **THIRD SCHEDULE** below only after hand over the Owner's allocation at the New Building to the Owner.
- v) The Owner hereby empowers and authorizes the Developer to do this project in connection with the said property as described in the **FIRST SCHEDULE** hereunder written such as to sell or any kind of transfer of the Developer's Allocation through registered deeds and to make agreement for sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well sewerage plant and to take water or electric connection therein and also to execute any document, declaration or affidavit for the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money only on the Developer's Allocation,

excluding Owner's Allocation to negotiate any matter for the said properly etc. and for the same the Owner shall execute and register Development Power of Attorney in favour of the Developer and the said Power shall remain in force till the completion of registration of the entire allocation of the Developer in the said building in favour of the intending purchasers subject to due compliances of the Developer of her part under this agreement upon completion of the construction of the entire building. Similarly **OWNER** shall have every right title and interest to transfer, sale and executing agreement or any type transfer with intending purchaser of her allocated portion mentioned in the Second Schedule as per own choice and will, the developer should not be interfere and hindrance of the same act done by themselves.

- vi) In the absence of the Owner/Vendor (due to death or otherwise) legal heirs of the Vendor shall be bound by this Development Agreement **executed dated** The legal heirs of the Vendor shall in no case can change any clauses as stated in this agreement. Moreover they would not be able to claim any additional benefit other than those as stated in this agreement and they would be bound to execute Deed of Conveyance in favour of the intending purchasers of developer's allocation.
- vii) The original deed, original mutation certificate, current Tax Bill, Death certificate of mother and father, original affidavit by Magistrate of the property would be handed over and/or fully cooperated to the developer at the time of agreement. The receipt of all original documents shall be given by Developer and also kept security bound in respect of said original documents to the Owner and all original documents relating this property mentioned hereunder shall refund back as usual after completion his proposed building to Owner. If the owner require the same in that case the

owner would give notice before 48 hrs to the developer and the developer would be bound to give the same to the owner. The owner then return the said original all documents to the developer within 48 hours. After completing the all sale proceedings the original documents would be handed over to the Owner.

viii) The Owner or her men and agent, surveyor, engineer, architect has/have every right to enter into the Schedule-"A" property to look after the construction work and verify construction work and the materials which will be used by the developer for construction.

6. **THE DEVELOPER HEREBY AGREED AND COVENANT WITH THE OWNER** as follows:

- i) To get maximum sanction area from the Kolkata Municipal Corporation the Developer will take all the necessary steps and such sanction of modification or alteration is required shall be done at Developer's Cost.
- ii) To complete the construction of the building within **24 (twenty four) months** from the date of sanction building plan of this agreement in the said premises. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered the such delay shall not be counted.
- iii) The parties hereby abide by the terms and conditions of this Agreement.
- iv) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.

- v) Not to do any act, deed or thing from the part of the Owner whereby the Developer are prevented from enjoying, selling, assigning and/or disposing of any of the Owner's Allocation in the said building.
- vi) After the sanction plan of the said proposed building to be completed, the Developer shall handover the duplicate copy of the said sanction plan and as per the terms and conditions of the Owner's Allocation.
- vii) This agreement should be registered at the cost of Developer.
- viii) The developer will handover the Owner's allocation in the new building to the Owner in full furnished and complete condition with the availability of water and Electricity.
- ix) No adjacent plot / plots will be amalgamated with the present premises.
- x) The Developer during constructional period if any labour problems, financial, political or any kind of problem arise in that case the developer will solve the same at her own cost and responsibility.
- xi) The Developer has agreed with the Owner that he will construct the new building only according to sanction plan by K.M.C.
- xii) The name of the building shall be given by the Owner but in this matter any proposal carrying from the developers shall be mutually considered.

7. **MUTUAL COVENANT AND INDEMNITIES :-**

- i) The Owner hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy his allocation without interference or disturbances from her end, provided the Developer

shall perform all the construction work as per the terms and conditions as within mentioned.

- ii) The Owner shall execute and register a Power of Attorney in favour of the Developer to complete the project and also to register the undivided proportionate share of the land of the flats of Developer's Allocation through Conveyance Deeds in favour of the intending purchasers and the Developer shall execute and register the Deed of Conveyance in favour of the intending Purchasers on the Developer's Allocation excluding the Owner's Allocation of the Building after delivery of Owner's Allocation to the Owner. The said Power shall remain in force till the completion of project and registration of the Developer's Allocation.
- iii) All the Flat Owner, along with the Developer shall enjoy the roof of the building as common and also common places and undivided share of land, as a whole.
- iv) The Owner shall give full co-operation to the Developer during construction of the proposed building to be erected on the premises.

9. **JURISDICTION:** All courts, within the limits of Alipore, District South 24- Parganas and the High Court at Calcutta.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of bastu land measuring more or less 4 (Four) Cottahs 1 (One) Chattak 4 (four) Sq.ft. more or less together with 2600 sq. ft. (Ground Floor 1300 sq. ft. and 1<sup>st</sup> Floor 1300 sq. ft.) pucca old two storied structure standing thereon, lying and situate at Mouza-Behala, J.L. No.2, appertaining to R.S. Dag No.6975 (P) under R.S. Khatian No.1148, within the limits of the Kolkata Municipal Corporation Premises No.314, Brahma Samaj Road, Police Station-Behala now Parnasree and

mailing address 62, Brahma Samaj Road, Kolkata 700034 under Ward No.130, Kolkata-700034 in the District South 24-Parganas, **Zone: Becharam Chatterjee Road to Rishi Bankim Road**, which is butted and bounded as follows :-

- ON THE NORTH** : Property of Mr.Shantanu Mukherjee and Mrs. Tanimma Chatterjee;
- ON THE SOUTH** : Brahma Samaj Road;
- ON THE EAST** : Sonar Durga Mandir;
- ON THE WEST** : Partly Property of Joy Chakraborty and partly 4'-6" wide common passage.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(OWNER'S ALLOCATION)**

Owner's allocation shall mean the Owner shall get entire Third floor, 50% area of second floor, 50% area of ground floor and right to use only 40% of roof area together with the undivided proportionate share of land as mentioned in the **FIRST SCHEDULE** herein and all the common facilities mentioned in the **FIFTH SCHEDULE**.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

Developer's Allocation shall mean the remaining constructed area in all the building to be constructed on the said premises after given possession of allocation to the Owner as herein above written together with proportionate undivided share of land easement rights or right over all common facilities and amenities attached to all such flats/apartments, garages, car parking space in the said building/ buildings in the complex and also as per annexed specification along with undivided proportionate land share out of total land as mentioned in the **FIRST SCHEDULE**

herein and all the common facilities mentioned in the **FIFTH SCHEDULE**.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(Specification of the flats and amenities)**

1. **BUILDING** : The Building (G+3) framed structure as per drawing and designed.
  - a) R.C.C. framed building with R.C.C. foundation, columns, beams, slabs as designed by structural engineers as per K.M.C. Building Plan with cement, sand and stone chips in the ratio 1:1½ : 3 M.S. rod fitted as per designed. IN/C curing as per Standard ISI Building code.
  - b) External walls and partition wall between two flats will be of 8" (200 mm) and Internal walls will be 3' & 5" (75 mm/125 mm) Good quality brick in sand cement mortar (1:5) and curing as per ISI standard.
  - c) All walls and ceilings will be plastered with cement mortar in/c chipping of RCC surface, Applying cement grating on R.C.C. surface IN/C curing.
  - d) Internal walls of the flat and any individual space will be finished with plaster of paris, except, lobby and common areas.
  - e) Outer walls of the building to be made with snow-cem paint.
  - f) Roof treatment.
2. **DOORS** :
  - a) Standard quality wooden frame will be provided for all doors. Main door shall be made of Flush door.

- b) All internal doors will be 38mm in thick and will be commercial type flush doors, except bath room door. Bath room door will be PVC made.

3. **WINDOWS :**

- a) operable aluminium windows with glass panels including M.S. guard fittings will be provided.

4. **FLOORINGS :**

All floor will be Tiles (ISI)

5. **KITCHEN :**

- a) Standard size black stone cooking platform.
- b) Standard size still sink will be provided.
- c) 3 feet tiles will be provided above cooking platform and floor will be fitting marble stone, arrangement gas cylinder fitting, exhaust fan point.

6. **TOILET :**

- a) White glaze sanitary fixtures of standard quality will be provided in all toilets.
- b) Toilet floor marble stone.
- b) All internal pipe fittings will be concealed in fixture.
- c) Good quality C.P. fittings will be provided for each toilets.
- d) Toilet walls will have colour tiles upto a height of five feet over skirting.
- e) Fitted commode, basin.
- f) Geyser point.

7. **ELECTRIFICATIONS :**

- a) All wiring will be concealed in proposed building each bed room, 2 Nos. light point, 1 (one) night lamp point, 1 (one) fan point, 1 No. 5

- amp and 1 no. 15 amp plug point and 2 Nos. 15 amp plug point at dinning space, Kitchen - 1 No. light point, 1 No. 5 amp plug point, and 1 No. exhaust point, Toilet - 1 No. light point, 1 No. 5 amp plug point. Proceeding stair case light point and drawing room.
- b) Water Supply :- Corporation water which will be permitted by the Kolkata Municipal Corporation will be provided allocated with pump connected to overhead reservoir.
- c) Lift of a standard company with ISI Mark.
- d) Electrical Meter : The Developer will arrange for the electrical meter for common services.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**(COMMON AREAS AND FACILITIES)**

1. Staircase leading all the floors.
2. Common passages and lobbies in the ground floor and the roof top excepting specific car parking spaces.
3. Entrance, lobby, electric room, pump room, roof.
4. Water source, water pump, water reservoir, pipes, water tank and all other common plumbing installations.
5. Electrical wiring and fittings in common areas and common meter.
6. Drainage's and sewerage in common areas.
7. Boundary wall and the main gate.
8. Septic tank.
9. Such all other equipment, installations, fixtures, fittings and spaces of the common areas in or about the said building.
10. Lift and Lift facility.

**IN WITNESS WHEREOF** the parties have hereunto set and subscribed her respective hand and seals on this the day, month and year first above written.

**SIGNED AND DELIVERED** at Kolkata In the presence of **WITNESSES** :

1. *Chelip Das*  
Adv.  
Alipore Police Court  
No 1 - 27.
2. *Hobimol Sarda*  
Vill + P.O - Angachia  
P.S - Behmrapur (South 24 P.S.)  
Kat - 700104

*Uma Das*

**SIGNATURE OF THE OWNER**

*Sanjib Choudhury*

**SIGNATURE OF THE DEVELOPER/BUILDER**

Drafted by me :

*Chelip Das*  
w.p. - 523/79.  
Advocate

Alipore Police Court,  
Kolkata - 700027.

Alipore P.  
Kolkata - 70



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



192025260436314298

GRN Details

GRN: 192025260436314298 Payment Mode: SBI Epay  
GRN Date: 17/01/2026 13:28:07 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 2319495610232 BRN Date: 17/01/2026 13:28:24  
Gateway Ref ID: 130253503 Method: Axis Bank-Retail NB  
GRIPS Payment ID: 170120262043631428 Payment Init. Date: 17/01/2026 13:28:07  
Payment Status: Successful Payment Ref. No: 2000136244/1/2026

[Query No\*/Query Year]

Depositor Details

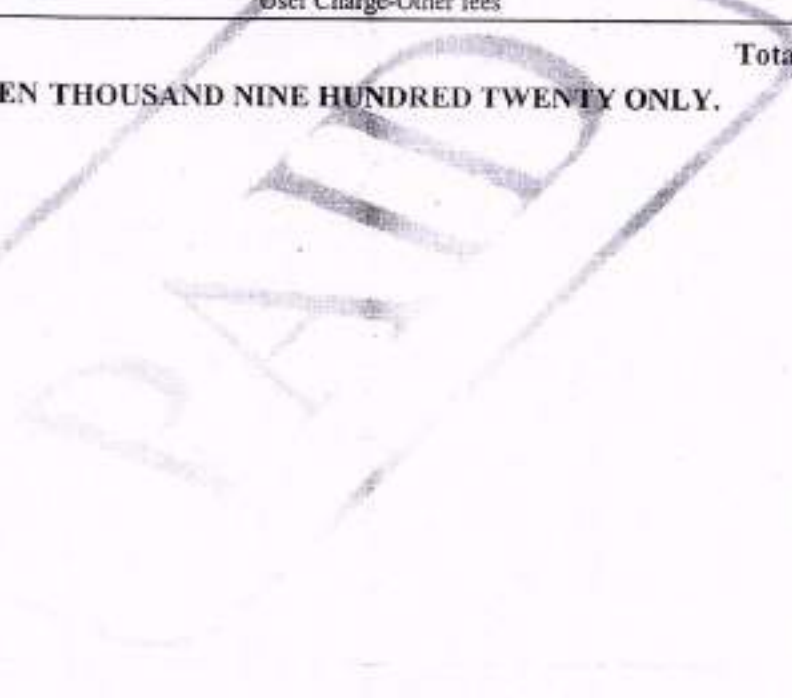
Depositor's Name: Mr Sanjib Choudhury  
Address: Amgachia, Bishnupur, South 24-Parganas  
Mobile: 8583036711  
Period From (dd/mm/yyyy): 17/01/2026  
Period To (dd/mm/yyyy): 17/01/2026  
Payment Ref ID: 2000136244/1/2026  
Dept Ref ID/DRN: 2000136244/1/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000136244/1/2026	Property Registration- Stamp duty	0030-02-103-003-02	10020
2	2000136244/1/2026	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2000136244/1/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 10920

IN WORDS: TEN THOUSAND NINE HUNDRED TWENTY ONLY.



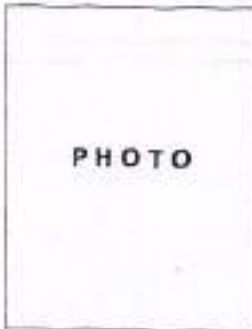
**SPECIMEN FORM FOR TEN FINGERPRINTS**



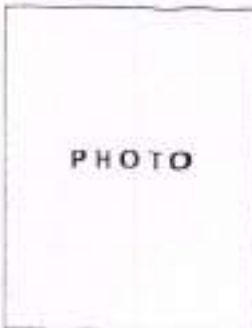
<i>Hina Aas</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Sanjib Chandling</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

### Major Information of the Deed

Deed No :	I-1602-00714/2026	Date of Registration	20/01/2026
Query No / Year	1602-2000136244/2026	Office where deed is registered	
Query Date	17/01/2026 8:39:31 AM	D.S.R. - I   SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sanjoy Kumar Das Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9630849387, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 72,72,084/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,120/- (Article:48(g))	Rs. 632/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assessment slip.(Urban area)		

#### Land Details :




District: South 24-Parganas, P.S.- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brahma Samaj Road, Road Zone : (B.Chatterjee Rd, -- Rishi Bankim Road) , , Premises No: 314. , Ward No: 130Touzi No: 346 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set-Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	4 Katha 1 Chatak 4 Sq Ft	1/-	61,02,084/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>				<b>6.7123Dec</b>	<b>1 /-</b>	<b>61,02,084 /-</b>	



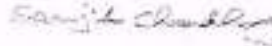
#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2600 Sq Ft.	1/-	11,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 77 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 77 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>2600 sq ft</b>	<b>1 /-</b>	<b>11,70,000 /-</b>	

**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Tina Das</b> Wife of Mr Sanjib Das Executed by: Self, Date of Execution: 20/01/2026 , Admitted by: Self, Date of Admission: 20/01/2026 ,Place : Office	 20/01/2026	 Captured LFI 20/01/2026	 20/01/2026
62, Brahma Samaj Road, City:- Kolkata, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.:: AZxxxxxx5B, Aadhaar No: 37xxxxxxxx8595, Status : Individual, Executed by: Self, Date of Execution: 20/01/2026 , Admitted by: Self, Date of Admission: 20/01/2026 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Sanjib Choudhury</b> (Presentant ) Son of Late Umakanta Chowdhury Executed by: Self, Date of Execution: 20/01/2026 , Admitted by: Self, Date of Admission: 20/01/2026 ,Place : Office	 20/01/2026	 Captured LFI 20/01/2026	 20/01/2026
Son of Late Umakanta Chowdhury Village:- Amgachia, P.O:- Amgachia, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX2 , PAN No.:: APxxxxxx9C, Aadhaar No: 88xxxxxxxx7723, Status : Individual, Executed by: Self, Date of Execution: 20/01/2026 , Admitted by: Self, Date of Admission: 20/01/2026 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>HAFIZUL SARDAR</b> Son of Nazrul Sardar Amgachia, City:- , P.O:- Amgachi, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104	 20/01/2026	 Captured 20/01/2026	 20/01/2026

Identifier Of Mrs Tina Das, Shri Sanjib Choudhury

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Tina Das	Shri Sanjib Choudhury-6.71229 Dec.

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Tina Das	Shri Sanjib Choudhury-2600.00000000 Sq Ft

**Endorsement For Deed Number : 1 - 160200714 / 2026**

On 20-01-2026

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

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

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

Presented for registration at 11:55 hrs on 20-01-2026, at the Office of the D.S.R. -11 SOUTH 24-PARGANAS by Shri Sanjib Choudhury ,Claimant.

**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 72,72,084/-

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

Execution is admitted on 20/01/2026 by 1. Mrs Tina Das, Wife of Mr Sanjib Das, 62, Brahma Samaj Road, P.O: Behala, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 2. Shri Sanjib Choudhury, Son of Late Umakanta Chowdhury, P.O: Amgachia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business

Indefied by HAFIZUL SARDAR, , Son of Nazrul Sardar, Amgachia, P.O: Amgachi, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 632.00/- ( E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/- ) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 600/-


Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/01/2026 1:28PM with Govt. Ref. No: 192025260436314298 on 17-01-2026, Amount Rs: 600/-, Bank: SBI EPay ( SBIEPay), Ref. No. 2319495610232 on 17-01-2026, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 10,020/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 303107, Amount: Rs. 100.00/-, Date of Purchase: 16/01/2026, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/01/2026 1:28PM with Govt. Ref. No: 192025260436314298 on 17-01-2026, Amount Rs: 10,020/-, Bank: SBI EPay ( SBIEPay), Ref. No. 2319495610232 on 17-01-2026, Head of Account 0030-02-103-003-02

  
**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. -11 SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

