

6736/2023

P 6749/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 251491

Q. no 2009/26012/2023.

10:16 A.M.
S/S

For attestation the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

(Signature)

Addl. District Sub-Registrar
Behala, South 24 Parganas

5 JUN 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this

5th day of June, 2023.

BETWEEN

Major Information of the Deed

Deed No :	I-1607-06749/2023	Date of Registration	05/06/2023
Query No / Year	1607-2001426012/2023	Office where deed is registered	
Query Date	02/06/2023 3:06:55 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRABIR KUMAR DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7980017273, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 44,44,503/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,021/- (Article:48(g))		Rs. 1,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



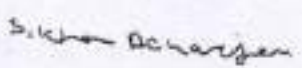





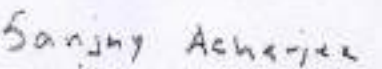
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondalpara Extn., , Premises No: 73, , Ward No: 121 Pin Code : 700034

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 14 Chatak 24 Sq Ft	1/-	44,17,503/-	Width of Approach Road: 20 Ft.,
Grand Total :				8.0988Dec	1 /-	44,17,503 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extant of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt SIKHA ACHARJEE Wife of Late BASANTA GOPAL ACHARJEE Executed by: Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	05/06/2023	LTI	05/06/2023	
H 71, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, 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, PAN No.:: AIxxxxxx2N, Aadhaar No: 79xxxxxxxx9700, Status :Individual, Executed by: Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office				
2	Name Mr SUDEEP ACHARJEE Son of Late BASANTA GOPAL ACHARJEE Executed by: Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	05/06/2023	LTI	05/06/2023	
H-71, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CDxxxxxx7A, Aadhaar No: 37xxxxxxxx9665, Status :Individual, Executed by: Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office				
3	Name Mr SANJAY BASANTA ACHARJEE, (Alias: Mr SANJAY ACHARJEE) Son of Late BASANTA GOPAL ACHARJEE Executed by: Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	05/06/2023	LTI	05/06/2023	
H-71, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AHxxxxxx0N, Aadhaar No: 59xxxxxxxx6004, Status :Individual, Executed by: Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Smt KAKOLI SENGUPTA Wife of Mr BIVASH SENGUPTA Executed by: Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office	 05/06/2023	 LTI 05/06/2023	 05/06/2023
SSENTIA ALWAR, City:- Not Specified, P.O:- BHIWADI, P.S:-BHIWADI, District:-Alwar, Rajasthan, India, PIN:- 301019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DGxxxxxx3J, Aadhaar No: 37xxxxxxxx9045, Status :Individual, Executed by: Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BABA BAIDYANATH CONSTRUCTION 19/3, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- PASCHIM PUTIARY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 , PAN No.:: AExxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr MITHAI LAL CHOWDHURY (Presentant) Son of Late SHRINATH ALIAS PYARE LAL CHOWDHURY Date of Execution - 05/06/2023, , Admitted by: Self, Date of Admission: 05/06/2023, Place of Admission of Execution: Office		 Jun 5 2023 10:27AM	 LTI 05/06/2023	 05/06/2023
19/3, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- PASCHIM PUTIARY, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx8Q, Aadhaar No: 48xxxxxxxx1700 Status : Representative, Representative of : BABA BAIDYANATH CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRABIR KUMAR DAS Son of Late ASHUTOSH DAS ALIPORE JUDGES COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 05/06/2023	 05/06/2023	 05/06/2023

Identifier Of Smt SIKHA ACHARJEE, Mr SUDEEP ACHARJEE, Mr SANJAY BASANTA ACHARJEE, Smt KAKOLI SENGUPTA, Mr MITHAI LAL CHOWDHURY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SIKHA ACHARJEE	BABA BAIDYANATH CONSTRUCTION-2.02469 Dec
2	Mr SUDEEP ACHARJEE	BABA BAIDYANATH CONSTRUCTION-2.02469 Dec
3	Mr SANJAY BASANTA ACHARJEE	BABA BAIDYANATH CONSTRUCTION-2.02469 Dec
4	Smt KAKOLI SENGUPTA	BABA BAIDYANATH CONSTRUCTION-2.02469 Dec

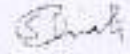
Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SIKHA ACHARJEE	BABA BAIDYANATH CONSTRUCTION-25.00000000 Sq Ft
2	Mr SUDEEP ACHARJEE	BABA BAIDYANATH CONSTRUCTION-25.00000000 Sq Ft
3	Mr SANJAY BASANTA ACHARJEE	BABA BAIDYANATH CONSTRUCTION-25.00000000 Sq Ft
4	Smt KAKOLI SENGUPTA	BABA BAIDYANATH CONSTRUCTION-25.00000000 Sq Ft

On 02-06-2023

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 44,44,503/-



Sourav Chakrobarty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 05-06-2023

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

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

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

Presented for registration at 10:16 hrs on 05-06-2023, at the Office of the A.D.S.R. BEHALA by Mr MITHAI LAL CHOWDHURY ..

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

Execution is admitted on 05/06/2023 by 1. Smt SIKHA ACHARJEE, Wife of Late BASANTA GOPAL ACHARJEE, H 71, PASHUPATI BHATTACHARJEE ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 2. Mr SUDEEP ACHARJEE, Son of Late BASANTA GOPAL ACHARJEE, H-71, PASHUPATI BHATTACHARJEE ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Others, 3. Mr SANJAY BASANTA ACHARJEE, Alias Mr SANJAY ACHARJEE, Son of Late BASANTA GOPAL ACHARJEE, H-71, PASHUPATI BHATTACHARJEE ROAD, P.O BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Others, 4. Smt KAKOLI SENGUPTA, Wife of Mr BIVASH SENGUPTA, SSENTIA ALWAR, P.O: BHIWADI, Thana: BHIWADI, , Alwar, RAJASTHAN, India, PIN - 301019, by caste Hindu, by Profession House wife

Indetified by Mr PRABIR KUMAR DAS, , Son of Late ASHUTOSH DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-06-2023 by Mr MITHAI LAL CHOWDHURY, PROPRIETOR, BABA BAIDYANATH CONSTRUCTION (Sole Proprietorship), 19/3, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- PASCHIM PUTIARY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041

Indetified by Mr PRABIR KUMAR DAS, , Son of Late ASHUTOSH DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,021.00/- (B = Rs 1,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/06/2023 1:47PM with Govt. Ref. No: 192023240082437508 on 04-06-2023, Amount Rs: 1,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 5263055009918 on 04-06-2023, 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 251491, Amount: Rs.100.00/-, Date of Purchase: 01/04/2023, Vendor name: A K Samajpati

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/06/2023 1:47PM with Govt. Ref. No: 192023240082437508 on 04-06-2023, Amount Rs: 6,921/-, Bank: SBI EPay (SBIPay), Ref. No. 5263055009918 on 04-06-2023, Head of Account 0030-02-103-003-02



Sourav Chakrobarty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2023, Page from 199056 to 199101
being No 160706749 for the year 2023.



S. D. Chakraborty

Digitally signed by SOURAV
CHAKRABORTY

Date: 2023.06.05 16:21:43 +05:30

Reason: Digital Signing of Deed.

(Sourav Chakrobarty) 2023/06/05 04:21:43 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BEHALA

West Bengal.

(This document is digitally signed.)

(1) SMT. SIKHA ACHARJEE, (PAN - AICPA9632N, Aadhar No. 7971 8700 9700, Mobile 8100187378), wife of Late Basanta Gopal Acharjee, by profession - Housewife, **(2) SRI SUDEEP ACHARJEE**, (PAN - CDXPA0357A, Aadhar No. 3720 7169 9665, Mobile 8240822941), son of Late Basanta Gopal Acharjee, by occupation - Self Employed, **(3) SRI SANJAY BASANTA ACHARJEE** alias **SANJAY ACHARJEE**, (PAN - AHHPA9610N, Aadhar No. 5989 6834 6004, Mobile 9892700495), son of Late Basanta Gopal Acharjee, by occupation - Employed, all this three are by Nationality - Indian, residing at H-71, Pashupati Bhattacharjee Road, Behala, Kolkata - 700034 and **(4) SMT. KAKOLI SENGUPTA**, (PAN - DGYPS6643J, Aadhar No. 3766 2114 9045, Mobile 9321496270), wife of Sri Bivash Sengupta, by occupation - Housewife, by Nationality - Indian, residing at SB 103, Ssentia Alwar, Bhiwadi Rajasthan - 301019, hereinafter jointly called to as the **"OWNER/LANDLORD"**, (which expression or terms shall unless or excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

BABA BAIDYANATH CONSTRUCTION a Proprietorship Firm having its registered office at "ABHIMUNYA APARTMENT", Municipal Premises No. 123B, Pashupati Bhattacharjee Road, its mailing address 19/3 Pashupati Bhattacharjee Road, Police Station Behala, Post office Paschim Putiary, Kolkata - 700041, District South 24 Parganas, represented by its Proprietor **SRI MITHAI LAL CHOWDHURY** (PAN - AEUPC5298Q,

Aadhaar No. 4891 4546 1700, Mobile No. 9830320798), son of Late Shrinath Chowdhury alias Pyare Lal Chowdhury, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at 64/2/25, Raja Ram Mohan Roy Road, P.O. Barisha, P.S. Haridevpur, Kolkata 700008, District South 24 Parganas, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-office, executors, administrators, representatives and assigns) of **OTHER PART**.

WHEREAS the First Part herein are the Owners of below schedule landed property **ALL THAT** piece and parcel of **danga land measuring 4 Cottahs 14 Chittaks 24 Sqft. be the same or a little more or less** together with 100 Sqft. brick built tile shed structure standing thereon lying situated in Dag Nos. - 428 and 429 under Khatian No. 25 in Mouza Mondal Para, J. L. No. 6, R. S. No. 190, Touzi No. 25, Pargana Magura, District Sub-Registry Office at Alipore and A.D.S.D. Office at Behala, Police Station Behala and its **Municipal Premises No. 73, Mondal Para Extn. Ward No. 121 of The Kolkata Municipal Corporation in the District of South 24 Parganas**, by way of inheritance of Late Basanta Gopal Acharjee who died on 09/05/2007 as legal heirs namely Owner No. (1) Sikha Acharjee, wife of Late Basanta Gopal Acharjee, Owner No. (2) Sudeep Acharjee, Owner No.

(3) Sanjay Basanta Acharjee, both son of Late Basanta Gopal Acharjee and Owner No. (4) Kakuli Sengupta, daughter of Late Basanta Gopal Acharjee.

AND WHEREAS originally the said Basanta Gopal Acharjee purchased a Danga land measuring **4 Cottahs 14 Chittaks 24 Sqft. be the same or a little more or less** morefully described in the Schedule hereunder, from the then Owner Smt. Tarubala Ghosh, wife of Late Haripada Ghosh, by way of registered Bengali Sale Deed duly registered in the Office of the District Sub-Registrar - Alipore at Behala South 24 Parganas and recorded in Book No. I, Volume No. 49, Pages from 181 to 182, Being No. 3294 for the year 1972 with a valuable consideration mentioned therein and mutated his name in the Assessment Record of The Kolkata Municipal Corporation in respect of the said property and the said property is assessed and numbered as **Municipal Premises No. 73, Mondal Para Ward No. 121 and its Postal No. H/71, P.B. Road, Police Station - Behala, Kolkata - 700034 and its Assessee No. 41-121-09-0073-5 of The Kolkata Municipal Corporation in the District of 24 South 24-Parganas.**

AND WHEREAS the owners are on mind to Develop the below Schedule 'A' property and for that searching an expert to Develop the below Schedule 'A' property by constructing a multistoried building and knowing this fact the Developer herein has approached to the owners for the purpose of

constructing a multistoried building and for selling out spaces / areas / constructed flats and portion thereof and the owners have agreed on the following terms and conditions mutually agreed upon by the parties hereto.

: DEFINITIONS :

1. OWNERS :

(1) SMT. SIKHA ACHARJEE, (PAN - AICPA9632N, Aadhar No. 7971 8700 9700, Mobile 8100187378), wife of Late Basanta Gopal Acharjee, by profession - Housewife, **(2) SRI SUDEEP ACHARJEE**, (PAN - CDXPA0357A, Aadhar No. 3720 7169 9665, Mobile 8240822941), son of Late Basanta Gopal Acharjee, by occupation - Self Employed, **(3) SRI SANJAY BASANTA ACHARJEE** alias **SANJAY ACHARJEE**, (PAN - AHHPA9610N, Aadhar No. 5989 6834 6004, Mobile 9892700495), son of Late Basanta Gopal Acharjee, by occupation - Employed, all this three are by Nationality - Indian, residing at H-71, Pashupati Bhattacharjee Road, Behala, Kolkata - 700034 and **(4) SMT. KAKOLI SENGUPTA**, (PAN - DGYP6643J, Aadhar No. 3766 2114 9045, Mobile 9116833724), wife of Sri Bivash Sengupta, by occupation - Housewife, by Nationality - Indian, residing at SB 103, Ssentia Alwar, Bhiwadi Rajasthan - 301019, hereinafter jointly called to as the **"OWNER/LANDLORD"**.

2. PROMOTOR / DEVELOPER :

BABA BAIDYANATH CONSTRUCTION a Proprietorship Firm having its registered office at "ABHIMUNYA APARTMENT", Municipal Premises No. 123B, Pashupati Bhattacharjee Road, its mailing address 19/3 Pashupati Bhattacharjee Road, Police Station Behala, Post office Paschim Putiary, Kolkata - 700041, District South 24 Parganas, represented by its Proprietor **SRI MITHAI LAL CHOWDHURY** (PAN - AEUPC5298Q, Aadhaar No. 4891 4546 1700, Mobile No. 9830320798), son of Late Shrinath Chowdhury alias Pyare Lal Chowdhury, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at 64/2/25, Raja Ram Mohan Roy Road, P.O. - Barisha, P.S. - Haridevpur, Kolkata - 700008, District South 24 Parganas, hereinafter called and referred to as the **"DEVELOPER"**.

3. LANDED PROPERTY :

ALL THAT piece and parcel of danga land measuring 4 Cottahs 14 Chittaks 24 Sqft. be the same or a little more or less together with 100 Sqft. brick built tile shed structure standing thereon lying and situated in Dag Nos. - 428 and 429 under Khatian No. 25 in Mouza Mondal Para, J. L. No. 6, R. S. No. 190, Touzi No. 25, Pargana Magura, District Sub-Registry Office at Alipore and A.D.S.D. Office at Behala, Police Station Behala in the **Municipal Premises No. 73, Mondal Para Extn. Ward No. 121 and**

its Postal No. H/71, P.B. Road, Police Station - Behala, Kolkata - 700034 and its Assessee No. 41-121-09-0073-5 of The Kolkata Municipal Corporation in the District of South 24 Parganas.

4. BUILDING :

Shall mean the proposed G + 3 storied Building with several residential Flats with Car Parking Space to be constructed on the said property in accordance with the Plan and Specification to be sanctioned and obtained from the Kolkata Municipal Corporation. Name of the building will be "**BASANTA RESIDENCY**".

5. BUILDING PLAN :

Shall mean the Plan, elevation, design, drawings and specifications of the said proposed G + 3 Storied Building sanctioned by the Developer from the Kolkata Municipal Corporation and/or, other Authorities together with all such additions and/or alterations as may be required from time to time with due approval of the Owners.

6. UNIT OR FLAT :

Shall mean a covered space intended to be built up on the said Building on the said property capable of being exclusively used, enjoyed and occupied for residential purpose consisting of bed rooms, living rooms, bath rooms, toilets, kitchen, verandah etc. together with fittings and fixtures therein.

7. COVERED AREA :

Shall mean the built up area measured at the floor level of any Unit or Flat taking the external Dimensions of the Units/Flats (save the walls separating the Units/Flats from the other of which 50% is only to be added).

8. BUILT UP AREA :

Shall mean the covered area and proportionate share of the covered area of common portion comprised in the said Building.

9. COMMON FACILITIES :

Shall mean corridors, hail, ways, staircase, elevator passages, pathways, driveway, common toilet, pump room, lift, overhead tank, water pump and motor and other facilities, which may be mutually agreed upon between the Parties required for established location enjoyment with provisions of maintenance and/or management of the said Building including the roof and terrace of the said Building.

10. PROPORTIONATE SHARE :

Shall mean in the case of the Unit/Flat the portion or portions which the super built up area of any Unit/Flat bearings to the Aggregate of the super built up area of all the Units and Flats for the time being.

11. OWNERS' ALLOCATION :

Shall mean the owners will get followings :

- a) Owner No. 1 will get Rs. 16,00,000/- non refundable money will be paid in three parts. First part will be Rs. 1,00,000/- will be paid on sign of this Development Agreement and the second part of Rs. 7,50,000/- (Cheque No. 092622, dt. 20/06/23, Bank - Axis Bank Ltd., Branch - Raja Ram Mohan Roy Road, Behala) will be paid within 20th June 2023 and the third part of Rs. 7,50,000/- will be paid after plan sanction and handing over of the physical possession. If above mentioned cheque of Rs. 7,50,000/- may bounced in that case this agreement will be treated null and void.
- b) Entire Second Floor.
- c) 50% of the Third Floor in South West North side.
- d) 50% of the Ground Floor will be provided by the Developer.
- e) Easement rights upon common areas / parts and amenities / facilities of the building.

12. DEVELOPER'S ALLOCATION :

Developer shall be entitled to get the rest of the total constructed area/flat/space/gap and common area of the proposed G + 3 storied Building alongwith other spaces. For more details if required supplementary agreement will be executed by both the parts herein.

13. ARCHITECT :

Shall mean any person or persons registered with the Council or L.B.S. or Architects as who may be appointed by the Promoter/Developer as Architects for the proposed Building for drawings, planning and supervision of the multistoried Building to be constructed on the said

property as per Plan and Specification sanctioned and approved by the Rajpur Sonarpur Municipality and other competent Authority or Authorities.

FORCE MAJEURE :

1. The parties hereto shall not be considered to be liable for any obligations hereunder written to the extent in respect of existence of 'Force Majeure'.
2. Force Majeure shall mean flood, earthquake, tempest and/or other act or commission beyond the control of the parties hereto.
3. In case of Force Majeure, the time for completion of the construction of the new building shall be extended mutually in writing.

14. TRANSFER :

Shall mean with its grammatical variations include transfer by possession of any other means adopted for effecting what is understood as a transfer or space of area being the undivided share or interest if the G+3 storied Building on the said property to the Purchaser as per Transfer of Properties Act.

15. THE PRONOUN 'HE' OR 'SHE' :

In these presents shall mean and construe to have been used to mean any person or persons both male or female, a Firm or a Company or any other legal entity capable of holding property, if the context admits.

16. ARTICLES OR EXPRESSIONS :

Imparting neuter gender shall mean and include feminine and masculine gender articles and expression imparting masculine gender shall include feminine gender and vice versa Articles and expressions imparting singular number shall include plural number.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES

HERETO as follows :-

1. With a view to develop the said property described in the SCHEUDLE - "A" hereunder written and hereinafter referred to as **"the SAID PROPERTY"** as may be permitted by all concerned Authorities, the Owners hereby agrees to entrust and handover to the Developer the possession, the work and right of development and construction of the said property on the terms hereinafter contained.
2. The Developer hereby agrees to develop and/or cause to be developed the said properties on the terms mentioned herein and as permitted by the concern Authorities by constructing G+3 storied Building on the said property. The Developer agrees that he will obtain the sanction Plan from the Kolkata Municipal Corporation and whatever permission require to develop and/or construct the

proposed Building on the said property at its costs and responsibility but in the name of the Owners.

3. In consideration of the Owners having agreed to entrust to the Developer the development and construction of the proposed G+3 storied Building on the property in the SCHEULE - "A" property hereunder written and to confer upon the Developer the rights, powers, privileges and benefits as mentioned herein, the Developer has agreed to provide the Owners to ALL THAT as per Owners allocation as mentioned herein in Schedule 'B'.
4. That the Developer shall get the rest of the entire premises along with constructed Flat and other Space excluding the Owners' allocation hereinabove referred to together with undivided proportionate impartible share or interest in the land including the staircase elevators/landings roof along with other common areas i.e. passage, path, ways, entrance overhead tank, underground reservoir and other common parts, services and/or facilities of the said property as more fully described in the schedule hereunder written.
5. This Agreement will not be treated as a partnership between the Owners and the Developer or an Agreement for Sale of the said property by the Owners to the Developer. The Developer is given

only a right to develop and construct Building on the said property as per terms mentioned hereunder.

6. The Owners shall hand over to the Developer all the original copies of relevant Deeds/ documents/ paper/ writings etc. relating to the concerning title of the said property. It is declared by the Owners that, the below mentioned SCHEDULE A property is not subject to any mortgage, charge or any other encumbrances and the title of the property is clear having a freehold property with a good marketable title. If the owners not handover the original copies of relevant Deed, documents, papers, wiring relating to the schedule property in that case owners will be personally present along with all the originals of the schedule property as and when require by the authority.
7. The Developer shall complete the proposed Building within 24 (Twenty Four) months from the date of sanction of the building plan but subject to force majeure i.e. civil commotion, war, acts of nature beyond any one's control. The Developer shall handover the Owners' allocation as mentioned in the SCHEDULE - "B" hereunder in the proposed Building within the period as mentioned hereinabove.

It is to be written that the plan for the building will be prepared through the architect and will getting the same approved by owners, after that the developer shall deposit the same to the

authority of KMC within 30 days from the date of execution of this Development Agreement and Registered Development Power of Attorney and shall present to get the same sanction within 60 days from the authority but after getting the same sanction plan from the authority handover one copy of the sanction plan to the owners and shall complete the entire building as per specification mention in this date within 24 months from that date after that shall handover the owner's allocation in the new building with the availability of all common facilities.

8. The development of the said property by the construction of Building thereon including the cost for obtaining sanctioned Plan shall be at the entire cost, expenses and risk and on the entire amount of the Developer, the Building to be constructed on the said property will be strictly in accordance with the sanctioned Plan. The Developer shall be at liberty to make necessary application for the purpose of development and construction to the Authorities concern and his own cost and expenses in the name of the Owners and the Owners shall join in such application but the responsibility of obtaining such permission will be on the Developer at its cost.
9. The Owners shall give license and permission to the Developer to enter upon the said properties described in SCHEDULE - "A" hereunder written or any part thereof as aforesaid subject to the

terms and conditions hereunder mentioned with full right and authority to commence carry on and complete the development and construction of proposed. Building thereon in accordance with the permission herein mentioned.

10. The Owners shall at the request and costs of the Developer sign and execute from time to time the Plan, revised Plan and application for lay-outs, sub-division, construction of the Building and approved by the Kolkata Municipal Corporation or other Authorities provided that all costs and charges and expenses including fees whatsoever in this connection shall be borne and paid by the Developer and alone and the Developer shall indemnify and keep indemnified the Owners from and against all actions, suits, proceedings, fines, penalties, architects fees and all costs, charges, expenses and damages incurred or suffered by the Owners. The Owners shall execute, register and/or notarized Power of Attorney in favour of the Developer giving all necessary power required to carry out the work of development in all respect as contemplated by this presence as also to execute any Agreement for Sale and/or Sale in respect of the Developer's allocation as mentioned herein.
11. The Developer shall be entitled to carry out at its own costs, charges and expenses in all respect all or any items or work for development of the said property including laying of drainage, cables, water pipes

and other connections and lighting the other items as per the terms and conditions imposed by the Kolkata Municipal Corporation while submitting the layout scheme and the said Plans and also other items of work as may be required to carry out for the purpose of making the said property fit for construction of Building and structure thereon. All finances for completion of the said items of work shall be provided and borne and paid by the Developer alone. The Owners hereby agree to render all assistance and cooperation that may be required by the Developer from time to time to carry out the development work in respect of the said property and construction and completion of Buildings and structures thereon in accordance with the terms and conditions as may be stipulated by the concerned authorities and in respect of any other matters relating to or arising there from provided that the Owners shall not be liable to incur any financial obligations in that behalf.

12. The Developer shall be entitled to put up and permit to be put up advertisement boards upon the said property, but without involving the name of the Owners in any manner and the Owners will be entitled to rescind this Agreement if the Developer has committed any breach of this Agreement.
13. The Developer shall be at liberty to enter into Agreement with the intending Purchaser/Purchasers in respect of Developer's allocation

in the said property at such price and on such terms and conditions as the Developer may think fit. All such transfer shall however be made by the Developer at his own cost and account and at its risks, the intention being that the Developer shall alone be liable' and responsible to such party or parties in connection with all such dealings between the Developer and all such party or parties.

14. That the consideration of the Owners in respect of the Developer's allocation herein, in lieu of equivalent to the developed area given specifically to the Owners as per the Owners' allocation as per SCHEDULE - "B" herein below.
15. As soon as the Building is completed in terms of this Agreement, the Developer shall give notice in writing to the Owners to take delivery of possession of the Owners' allocation in the newly constructed Building.
16. It is agreed that from the date of taking vacant possession of the said property and till completion of the development and construction works and making delivery of the Owners' allocation, the Developer shall pay and discharge all rates, bills, taxes and all other charges, rates and taxes that may be levied by any public body or authorities in respect of the said property. The Developer shall indemnify and keep indemnified the Owners from and against

non-payment thereof. The Owners shall pay proportionate rates, taxes and other charges in respect of their allocation since after the date of getting or obtaining delivery of possession of their allocation from the Developer in respect of the proposed newly constructed Building.

17. The Developer shall indemnify and keep indemnified the Owners against all losses, damages, costs, charges, expenses that may be incurred or suffered by the Owners on account of or arising out of any breach of any of these terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by any Third Party in respect of such construction or otherwise howsoever.
18. The Developer shall be entitled to enter into separate, contacts agreement in its name with anybody as per requirement, Building Contractors, Engineers, Architects/s and other Supervisory staff for carrying of the said development keeping the Owners' Allocation same which is described in Schedule "B" herein below.
19. The Owners declare that they are entitled to enter into the Agreement with the Developer and they have full right and authority to sign and execute the same. The Owners further declare that they

have not committed or contracted or entered into any Agreement for Sale or Lease in respect of the said property or any part thereof to any person or persons other than this Developer and they have not created any mortgage, charge or any other encumbrances of the said property as mentioned herein. The Owners have not done any act, deed, matter or thing whereby or by reason whereof, the development or construction of the said property may be prevented or affected in any manner whatsoever.

20. The Owners shall obtain if required necessary income Tax Certificates under Section 230(A) of the L.T. Act for the purpose of registration of Deed of Conveyances, if necessary, in favour of Developer or its nominee or nominees but at the cost and expenses of the Promoter.
21. The Developer after taking possession of the said property shall be entitled to set up temporary structures for using the same as the office and for residing its watch and ward and other staffs till construction is completed.
22. The Developer shall cause such changes to be made in the Plans keeping the aforesaid terms as far as possible as the Architects may approve and/or as shall be required, by the concerned authorities

from time to time but with prior consent in writing and prior approval of the Owners.

23. In case it be required to pay any outstanding dues to the Municipal Authority or any other outgoings and liabilities in respect of the premises till the date of Owners handing over vacant and peaceful possession of the premises to the Developer then the Owners shall pay such dues and bear the costs and expenses thereof and the Developer shall be liable for the subsequent period, if any. In other words, the Developer shall pay the Municipal rates & taxes and electricity bills from the date of taking over possession till the date of handing over possession of the Owners' allocation.
24. The Owners shall be solely and exclusively entitled to the Owners' allocation and the Developer shall be solely and exclusively entitled to with Developer's allocation.
25. The Developer will provide electricity connection for the entire proposed Building including the Owner's area, and the Owners and/or his nominee or nominees shall not bear any costs and expense for the same subject to payment of electric charges by the Owners and Developer for their respective allocations.

26. Upon completion of the new Building and/or floors therein from time to time, the Developer shall maintain and manage the same in accordance with such Rules as may be framed with the consent of the Unit Owners and in conformity with other Building Rules containing Ownership Flats. The Developer and Owners and/or their transferees, if any, shall comply with the said Rules and/or Regulations and shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management.
27. The Owners shall give such co-operation to the Developer and sign papers confirmation and/or authorities as may be reasonably required in the Developer from time to time, for the project, at the cost and expenses of the Developer.
28. The Civil Court having jurisdiction of the suit property shall decide all disputes and differences between the parties hereto relating to this Agreement and/or other disputes arising out of this.
29. The Developer shall construct the Building strictly in accordance with the sanctioned Plan and/or its modification, subject to the approval of the owners if any and with the Building Rules & Regulations. The Developer shall abide by all statutory rules, acts, regulations and bye-laws and shall remain responsible for any

deviation/violation or breach of such rules, regulations, acts and bye-laws.

30. The Owners shall not interfere with the works of construction in respect of the proposed Building, if the same is carried to according to the sanctioned Plan.
31. The Owners after entering into this Agreement shall not sale, transfer, alienate and encumber the said property save and except their allocation to be provided in the proposed Building by the Developer.
32. The Developer shall have the right to engage persons of his own choice for the purpose of construction in the proposed Building.
33. The Developer shall have the right to enter into Agreement for Sale as also Deed of Conveyance for disposing the Developer's allocation and to receive earnest money and/or total consideration money from the prospective buyer. Be it mentioned that if required Agreement for Sale and Deed of Conveyance may be signed by the Owners which is the binding clause of this Agreement but the developer hereby indemnify the owners from any claim of money by any person and/or purchasers and/or from the income tax department as the owners are not receiving any money. For the

purpose of tax liability if any the owners will be responsible and liable to pay for the owners allocation only.

34. That the Owners shall pay all the due taxes and dues if any whatsoever upto the date on or before apply the Sanction Plan of the Building of the SCHEDULE - "A" below premises and the Owners shall hand over the physical possession of the below SCHEDULE premises in for single condition without any hindrance and obstruction if any.
35. It is agreed by the parties that incase the developer fails to complete the project within time, the developer shall be liable to pay compensation and or damages at the rate of Rs. 25,000/- per month for such delay subject to force major clause.
36. Owners will get one shifting amounting to Rs. 15,000/- (Rupees fifteen thousand) only p.m. from the developer from the date of handing over the physical possession to the date of taking possession of the owners allocation or complete of building with common areas and amenities, whichever is earlier.
37. That incase the developer discontinues the project for a period of 12 months the owners shall be entitled to sue against the developer for any kind of relief as decided by the Court of Law.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of danga land measuring **4 Cottahs 14 Chittaks 24 Sqft.** be the same or a little more or less together with 100 Sqft. brick built tile shed structure standing thereon lying and situated in Dag Nos. - 428 and 429 under Khatian No. 25 in Mouza Mondal Para, J. L. No. 6, R. S. No. 190, Touzi No. 25, Pargana Magura, District Sub-Registry Office at Alipore and A.D.S.D. Office at Behala, Police Station Behala in the **Municipal Premises No. 73, Mondal Para Extn. Ward No. 121 and its Postal No. H/71, P.B. Road, Police Station - Behala, Kolkata - 700034 and its Assessee No. 41-121-09-0073-5 of The Kolkata Municipal Corporation in the District of South 24 Parganas.**

ON THE NORTH : Land of Subhas Bhattacharjee Plot No. P

ON THE SOUTH : 20' ft wide K.M.C. Road

ON THE EAST : Land of A.T. Dasgupta

ON THE WEST : Land of Amiya Madhav Mukhopadhyay Plot No. S

SCHEDULE "B" ABOVE REFERRED TO

(Owners' Allocation)

Shall mean the owners will get followings :

- a) Owner No. 1 will get Rs. 16,00,000/- non refundable money will be paid in three parts. First part will be Rs. 1,00,000/- will be paid on sign of this Development Agreement and the second part of Rs. 7,50,000/- (Cheque No. 092622, dt. 20/06/23, Bank - Axis Bank Ltd., Branch - Raja Ram Mohan Roy Road, Behala) will be paid within 20th June 2023 and the third part of Rs. 7,50,000/- will be paid after plan sanction and handing over of the physical possession. If above mentioned cheque of Rs. 7,50,000/- may bounced in that case this agreement will be treated null and void.
- b) Entire Second Floor.
- c) 50% of the Third Floor in South West North side.
- d) 50% of the Ground Floor will be provided by the Developer.
- e) Easement rights upon common areas / parts and amenities / facilities of the building.

SCHEDULE "C" ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT Developer shall be entitled to get rest of the total constructed area of the G+III Storied Building at Premises No. H/71, P.B. Road, Police Station - Behala, Kolkata - 700034. Developer has right to convert his allocation from Residential to Commercial only for ground floor excluding Owners allocation mentioned in Schedule 'B'.

SCHEDULE- "D" ABOVE REFERRED TO

(Specification)

SUPER STRUCTURE :-

Building design on R.C.C. frame as per design by the Civil Engineer and duly approved by the K.M.C. of National Building Code of West Bengal.

GENERAL :-

The Building shall be R.C.C. framed structure as per design of the consulting Engineer.

BRICK WALL :-

All exterior and interior walls shall be quality bricks approved by the Engineer.

FLOORING SKIRTING :-

Marble finish on each floor, stairs and its landing.

PLASTER :-

The outside of the Building will have plaster ½" thick (average) inside plaster will be ½" thick (average).

INTERNAL FINISH :-

Plaster of parish for inside walls and ceiling.

DOORS AND WINDOWS :-

MAIN ENTRANCE DOOR :-

Paneled door painted on both sided as approved by the Engineer.

Wooden door frame as approved by the Engineer,

Peer-hole.

OTHER DOORS :-

Commercial flush door painted on both side.

Wooden frame as approved by the Engineer. Long tower bolt from inside.

WINDOWS :-

All windows frames will made of quality M.S. approved by the Engineer and grills would be of mild steel and suitably painted. The window of the toilet shall have translucent glass. All windows shall be provided with M.S. accessories for fixing and locking.

TOILET :-

Indian/ Anglo-Indian/ European type in one toilet with cistern. Glazed tiles for 5'-0" height above the floor level. Shower in toilet of best Indian toilet fitting. Two taps in the toilet one is by the side, of commode.

KITCHEN :-

Kitchen will have a black stone slab.

Glazed tiles for 2'-6" height above the cooking table.

One sink with water tap and one tap under the sink.

STAIRCASE & LANDING :-

Steps and landing shall have marble finish. Hand railing made of M.S. baluster and post.

ROOF :-

Over the R.C.C. roof slab concrete screening with water proofing compound and net cement finish top.

3'-0" height parapet wall plastered on both sides shall be provided all round the roof slab.

Suitable rain water for proper drainage of water from roof.

ELECTRICAL :-

Three light points in the bed room, one 5 amp plug point. One separate point for Air Conditioner each bed room only.

Three light points in the drawing-cum-dining room, one 5 amp plug point, one 15 amp plug point.

One refrigerator point in drawing-cum-dining room, 15 amp plug point each in drawing-cum-dining room, fan point.

One light point, one exhaust fan point, one 5 amp plug point in kitchen.

One light point of each toilet, one exhaust fan point in one toilet.

All wiring shall be conceals type P.V.C. conduit piping with copper wiring.

One wash basin in dining-cum-drawing space.

One light point in each landing of the staircase shall be provided, one calling bell point of each Flat.

WATER SUPPLY :-

Overhead reservoir will be provided at top as per design. Suitable electric pump will be installed at Ground Floor to deliver water to overhead reservoir to ensure round the clock water supply. Corporation/tube-well water supply facility will be provided.

SEWERAGE AND DRAINAGE :-

Septic tank of suitable size, soil link, outlets from toilets along with catch its for collecting rain ware and water from kitchen shall be provided.

Wherever necessary both soil and rain water lines shall be connected to K.M.C. sewerage/ drainage system.

COMPOUND :-

Compound will be paved wherever required and shall be bounded with wall all around.

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

WITNESSES :

1. Birash Sengupta
BB
SB 103, The Essentia
Khush Bypass Road -
Bhimwadi
Rajasthan - 301019
2. Pralok M Das
Adv.
Alipore Judges' Court
KOL-27

1. Sikha Acharjee .
2. Sudeep Acharjee .
3. Sanjay Acharjee
4. Kakoli Sengupta

SIGNATURE OF THE OWNERS

BABA BAIDYANATH CONSTRUCTION

Mithan Lal Chandhry
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by

Ashis Kumar Basu

ASHIS KUMAR BASU
F/210/205/85

Advocate
Alipore Judges' Court
Kolkata-700027.

MEMO OF CONSIDERATION

RECEIVED Rs. 1,00,000/- (Rupees One Lakhs) only as non refundable money out of rupees Rs. 16,00,000/- (Rupees sixteen lakhs only) as per memo below :

MEMO

Cash/ Cheque No.	DATE	BANK	BRANCH	AMOUNT
By Cash	05/06/2023			1,00,000.00
			TOTAL	1,00,000.00

(Rupees One Lakhs) only

WITNESSES :

1. By

2. Present in Dr. Adv












1. Sikha Acharjee
2. Sudeep Acharjee
3. Sanjay Acharjee
4. Kakoli Sengupta

SIGNATURE OF THE OWNERS

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....SIKHA ACHARJEE

Signature.....SIKHA ACHARJEE

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....SUDEEP ACHARJEE

Signature.....SUDEEP ACHARJEE

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name.....SANJAY BASANTA ACHARJEE alias. SANJAY ACHARJEE

Signature.....SANJAY ACHARJEE

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... KAKOLI SENGUPTA.

Signature..... Kakoli Sengupta

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... MITHAJI LAL CHOWDHURY.

Signature..... Mitthai Lal chandhury

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

PAN



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

Query No / Year	2001426012/2023	Office where deed will be registered
Query Date	02/06/2023 3:06:55 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	PRABIR KUMAR DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7980017273, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 44,44,503/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,021/- (Article:48(g))	Rs. 1,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondalpara Extn., Premises No: 73, Ward No: 121 Pin Code : 700034

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 14 Chatak 24 Sq Ft	1/-	44,17,503/-	Width of Approach Road: 20 Ft.
Grand Total :				8.0988Dec	1 /-	44,17,503 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Smt SIKHA ACHARJEE Wife of Late BASANTA GOPAL ACHARJEEH 71, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, 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, PAN No.: Abxxxxxx2N, Aadhaar No: 79xxxxxxxx9700, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr SUDEEP ACHARJEE Son of Late BASANTA GOPAL ACHARJEEH-71, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: CDxxxxxx7A, Aadhaar No: 37xxxxxxxx9665, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr SANJAY BASANTA ACHARJEE, (Alias: Mr SANJAY ACHARJEE) Son of Late BASANTA GOPAL ACHARJEEH-71, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AHxxxxxx0N, Aadhaar No: 59xxxxxxxx6004, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Smt KAKOLI SENGUPTA Wife of Mr BIVASH SENGUPTASSENTIA ALWAR, City:- Not Specified, P.O:- BHIWADI, P.S:-BHIWADI, District:-Alwar, Rajasthan, India, PIN:- 301019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DGxxxxxx3J, Aadhaar No: 37xxxxxxxx9045, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	BABA BAIDYANATH CONSTRUCTION 19/3, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- PASCHIM PUTIARY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 PAN No.: AExxxxxx8Q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr MITHAI LAL CHOWDHURY Son of Late SHRINATH ALIAS PYARE LAL CHOWDHURY 19/3, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- PASCHIM PUTIARY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.: AExxxxxx8Q, Aadhaar No: 48xxxxxxx1700	BABA BAIDYANATH CONSTRUCTION (as PROPRIETOR)

Identifier Details :

Name & address
Mr PRABIR KUMAR DAS Son of Late ASHUTOSH DAS ALIPORE JUDGES COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, . Identifier Of Smt SIKHA ACHARJEE, Mr SUDEEP ACHARJEE, Mr SANJAY BASANTA ACHARJEE, Smt KAKOLI SENGUPTA, Mr MITHAI LAL CHOWDHURY

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Smt SIKHA ACHARJEE	BABA BAIDYANATH CONSTRUCTION-2.02469 Dec
2	Mr SUDEEP ACHARJEE	BABA BAIDYANATH CONSTRUCTION-2.02469 Dec
3	Mr SANJAY BASANTA ACHARJEE	BABA BAIDYANATH CONSTRUCTION-2.02469 Dec
4	Smt KAKOLI SENGUPTA	BABA BAIDYANATH CONSTRUCTION-2.02469 Dec
Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	Smt SIKHA ACHARJEE	BABA BAIDYANATH CONSTRUCTION-25.00000000 Sq Ft
2	Mr SUDEEP ACHARJEE	BABA BAIDYANATH CONSTRUCTION-25.00000000 Sq Ft
3	Mr SANJAY BASANTA ACHARJEE	BABA BAIDYANATH CONSTRUCTION-25.00000000 Sq Ft
4	Smt KAKOLI SENGUPTA	BABA BAIDYANATH CONSTRUCTION-25.00000000 Sq Ft

Owner and Land or Building Details as received from KMC :

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411210900735 Premises No. : 73 Ward No. : 121 Street Name : MONDAL PARA EXTN.	Ref Deed No. : Date Of Registration : Office Where Registered :	Owner Name : SIKHA ACHARJEE, SUDEEP ACHARJEE, SANJAY BASANTA ACHARJEE, KAKOLI SENGUPTA Owner Address : H/71 P.B. ROAD, PADMAPUKUR NORTH, SHYAMA PALLY, KOLKATA Pin No. : 700034	Character of Premises: Total Area of Land: 4 Cottah, 14 Chatak, 24 SqFeet.

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 02-07-2023) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 02-07-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



040620232008243749

GRIPS Payment Detail

GRIPS Payment ID:	040620232008243749	Payment Init. Date:	04/06/2023 13:46:40
Total Amount:	7942	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5263055009918	BRN Date:	04/06/2023 13:47:27
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Prabir Das
Mobile: 7980017273

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240082437508	Directorate of Registration & Stamp Revenue	7942
Total			7942

IN WORDS: SEVEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192023240082437508

GRN Details

GRN:	192023240082437508	Payment Mode:	SBI Epay
GRN Date:	04/06/2023 13:46:40	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5263055009918	BRN Date:	04/06/2023 13:47:27
Gateway Ref ID:	IGAPRKARZ5	Method:	State Bank of India NB
GRIPS Payment ID:	040620232008243749	Payment Init. Date:	04/06/2023 13:46:40
Payment Status:	Successful	Payment Ref. No:	2001426012/3/2023
[Query No*:Query Year]			

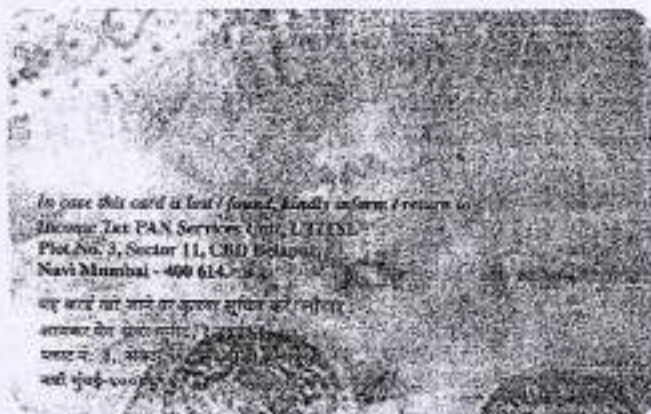
Depositor Details

Depositor's Name:	Mr Prabir Das
Address:	19 P.B.Road, Behala, Kolkata - 34
Mobile:	7980017273
Period From (dd/mm/yyyy):	04/06/2023
Period To (dd/mm/yyyy):	04/06/2023
Payment Ref ID:	2001426012/3/2023
Dept Ref ID/DRN:	2001426012/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001426012/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2001426012/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	1021
Total				7942

IN WORDS: SEVEN THOUSAND NINE HUNDRED FORTY TWO ONLY.



SIKHA Agharjee -
8100137378



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

অনুলিপি নং / Enrolment No. : 1040/19848/39546

To
 Sikha Acharyee
 (মহিলা)
 H 71
 PASHUPATI BHATTACHARYA ROAD
 BEHALA
 Behala S.O.
 Behala, Kolkata
 West Bengal - 700034



KL19080953TDF

19080953



আপনার সাথে রাখুন/ Your Aadhaar No. :

7971 8700 9700

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA

মহিলা
 Sikha Acharyee
 (মহিলা)
 Father : PRANESH CHANDRA BHATTACHARYEE



বর্ষ/Year of Birth: 1952
 (মহিলা)



7971 8700 9700

আধার - সাধারণ মানুষের অধিকার



Government of India



- পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন আবেদনক্রমে দ্রুত প্রাপ্ত করুন।

অনুলিপি নং

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- পারমাণবিক সত্তা প্রমাণ নয়।
- শাসন ব্যবস্থার সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির ক্ষেত্রে সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

মহিলা, বর্ষ ৫২
 মাতৃশ্রী অচাৰ্য্য (মহিলা)
 পিতা: প্রাণেশ চন্দ্রা ভট্টাচার্য্য, কলিকতা, ৭০০০৩৪

Address: H 71, PASHUPATI
 BHATTACHARYA ROAD,
 BEHALA, Behala S.O.,
 Behala, Kolkata, West
 Bengal, 700034



1547
 1800 180 1347



help@uidai.gov.in



www.uidai.gov.in



F.O. Box No. 1347,
 Bengaluru 560 001

Sikha Acharyee -
 8100187378



Sundeep Acharjee
8240822941





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

ভরসাকারিত্ব আইন / Enrollment No : 1040/19848/39842

To
Suddeep Acharjee
পিতা : অক্ষয়
H 71
PASCHIMATI BHATTACHARYA ROAD
BURNPUR
Behula S (I)
Behula Kolkata
West Bengal 700034



KL19890293704
19890293



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3720 7169 9665

আধার সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



পিতা : অক্ষয়
Suddeep Acharjee
পিতা : অক্ষয় গোপাল অচারজী
Father : BASANTA GOPAL ACHARJEE
জন্ম : ১৯৭৫
Year of Birth : 1975
লিঙ্গ : পুরুষ
Sex : Male

3720 7169 9665



আধার সাধারণ মানুষের অধিকার

Suddeep Acharjee

8240822941



Sanjay Acharjee
9892700495



भारत सरकार

Unique Identification Authority of India

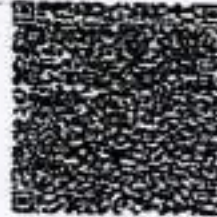
नोंदविषयाचा क्रमांक / Enrollment No 1218/61093/19678

To,
संजय बसन्ता अचारजी
Sanjay Basanta Acharjee
Plot No.32, Flat No.402, Shree Samarth CHS LTD
RSC-2
Malwani Mhada Gate No.8, Malad West
Kharodi
Kharodi Mumbai Mumbai
Maharashtra 400095

Ref: 345 / 18A / 593295 / 593550 / P



SH092499854DF



आपला आधार क्रमांक / Your Aadhaar No. :

5989 6834 6004

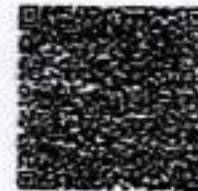
आधार — सामान्य माणसाचा अधिकार



भारत सरकार



संजय बसन्ता अचारजी
Sanjay Basanta Acharjee
जन्म वर्ष / Year of Birth : 1977
पुरुष / Male



5989 6834 6004

आधार — सामान्य माणसाचा अधिकार

Sanjay Acharjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

काकोली सेंगुप्ता
KAKOLI SENGUPTA

बासन्ता गोपाल अचारजी
BASANTA GOPAL ACHARJEE

93/04/1972
 Permanent Account Number

DGYPS6643J

काकोली सेंगुप्ता
 Signature

भारत सरकार



If this card is lost / damaged / stolen / found,
 please inform / return to:
 Income Tax PAN Service Unit, NGDE,
 1st Floor, Telephone Exchange,
 New Delhi Telephone Exchange,
 Ring Road, New Delhi - 110045.
 Tel: 2610 7711, 2610 8081
 e-mail: ita@nic.ni

Kakoli Sengupta

93214 96270



भारत सरकार



કકોલી સેંગુપ્તા
Kakoli Sengupta
જન્મ તિથિ/DOB: 13/04/1972
પરિણામ/ FEMALE
Mobile No: 9321496270

3766 2114 9045

VID : 9179 6389 0286 3831

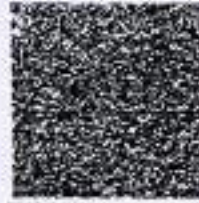
मेरा , मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

પતો:
દ્રારા: બિવસ સેંગુપ્તા, સ્. બી 103 એસસેન્ટિયા, અતવાર રોડ
પાસ રોડ, ભિવોડા, અલ્વાર,
રાજસ્થાન - 301019

Address :
C/O: Bivasit Sengupta, S B 103 Essentia,
Alwar By Pass Road, Bhiwadi, Alwar,
Rajasthan - 301019



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1800
1800 300 1947

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P.O. Box No. 1947,
Bangalore-560 001

Kakoli Sengupta

9321496270

भारत सरकार
INDUSTRIAL DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MITHA LAL CHOWDHURY

SHRINATH CHOWDHURY

29001874

Personnel Record Card

AEUPC5298Q

Signature

1950 10/14

1950 10/14





भारत सरकार
GOVERNMENT OF INDIA



मिथल लाल चौधुरी
Mithal Lal Chowdhury
DOB: 29-09-1974
Gender: Male



4891 4546 1700

अध्यापक - आम आदमी का अधिकार



राष्ट्रीय पहचान प्राधिकरण
NATIONAL IDENTIFICATION AUTHORITY OF INDIA

S/o Pyare Lal Chowdhury,
64/2/25, Biren Roy Road East,
Near Barisha Sukanta Nagar
Club, Purba Barisha, Barisha,
Thakurpukur Maheshtola, South
Parganas, West Bengal,
700008

Address:
S/o Pyare Lal Chowdhury,
64/2/25, Biren Roy Road East,
Near Barisha Sukanta Nagar Club,
Purba Barisha, Barisha,
Thakurpukur Maheshtola, South
Parganas, West Bengal, 700008



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For more information
contact 1947