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District Sub-Register-III
Alipore, South 24-pargana

25-08-25

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 25th Day of August **TWO THOUSAND AND TWENTY FIVE (2025)**.

BETWEEN

Sl. No
4499

Date
04, JUN, 2025

10/-

Re.
Name
Address

ARIJIT ROY SARKAR (Advocate)
ALIPORE JUDGES COLIIT, KOL-700027.

SMRITI BIKASH DAS
Govt. Licence Stamp Vendor
Alipore Police Court
Kolkata - 27



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 AUG 2025

Identified by me:
Sanjay Ati Gazi
S/O Anwar Ati Gazi
Alipore Police Court
KOL-27.

SMT. PIYALI NASKAR (PAN- AJNPN0092M) (AADHAAR NO. 5337 3119 7924), wife of Sri Tapas Naskar, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at **14, Postal Park, P.O. and P.S- Bansdroni, Kolkata-700070, District South 24 Parganas**, Hereinafter called and referred to as the "**LAND OWNER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

M/S. MAA CONSTRUCTION, A Proprietorship concern, having its office at 59, Postal Park, P.O. Bansdroni, P.S. Bansdroni, Kolkata-700070, represented by its proprietor **SRI TAPAS NASKAR, (PAN NO- ADBPN 9237G) (AADHAR No- 3293 1625 2444)**, Son of Sri Anukul Naskar, by faith- Hindu, by occupation- Business, Nationality- Indian, residing at **14, Postal Park, Roy Nagar, P.O. & P.S. Bansdroni, Kolkata-700070, District South 24 Parganas**, hereinafter referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean & include the said firm, its existing proprietor, its respective heirs, executors, successors, representatives, administrators & assigns) of the **SECOND PART**.

WHEREAS one **Sri. Arun Kumar Sengupta**, was the sole and absolute owner and possessor by way of Purchased in respect of **ALL THAT piece and parcel of Danga Land measuring more or less 04 Cotthas, lying and situated at Mouza - Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag No.1362, appertaining to Sabek Khatian No.741, under P.S. formerly Tollygunge now Regent Park, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, Raynagar Road, Kolkata-700070, Sub- Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas**, by virtue of a registered Deed of Sale, duly registered in the office of **District Registrar** at Alipore, recorded in **Book No. I, Volume No. 41, pages from 20 to 24, Being No. 1601 for the year 1984** from its the then owners namely **Mr. Abdul Gafur & others**.

AND WHEREAS while seized and possessed of the aforesaid purchased landed property, the said **Sri. Arun Kumar Sengupta** sold, conveyed and transferred of his aforesaid of **ALL THAT piece and**



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parcel of Danga Land measuring more or less 04 Cotthas, lying and situated at Mouza - Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag No.1362, appertaining to Sabek Khatian No.741, under P.S. formerly Tollygunge now Regent Park, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, Raynagar Road, Kolkata-700070, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, by virtue of a registered Deed of Sale Dated 16.03.1973, which was duly registered in the office of the District Sub Registrar at Alipore, recorded in Book-I, Volume No. 29, and Pages from 189 to 197, Being No. 1226, for the year 1973, unto and in favour of Sri. Shekharendra Nath Sengupta, son of Anil Chandra Sengupta of 11/4, Selimpur Road, P.S. - Jadavpur.

AND WHEREAS while seized and possessed of the aforesaid purchased landed property, the said Sri. Shekharendra Nath Sengupta sold, conveyed and transferred of his aforesaid of **ALL THAT** piece and parcel of Danga Land measuring more or less 04 Cotthas, lying and situated at Mouza - Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag No.1362, appertaining to Sabek Khatian No.741, under P.S. formerly Tollygunge now Regent Park, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, Raynagar Road, Kolkata-700070, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, by virtue of a registered Deed of Sale, which was duly registered in the office of the District Sub Registrar at Alipore, recorded in **Book- I, Volume No. 23, and Pages from 213 to 220, Being No. 3048, for the year 1984, unto and in favour of Sri. Amit Chakraborty & Sri. Arup Chakraborty** both sons of **Anil Kumar Chakraborty**.

AND WHEREAS after such purchased the said Sri. Amit Chakraborty & Sri. Arup Chakraborty, became the joint and absolute owners and possessors in respect of **ALL THAT** piece and parcel of Danga Land measuring more or less 04 Cotthas, lying and situated at Mouza - Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag No.1362, appertaining to Sabek Khatian No.741, under P.S. formerly Tollygunge now Regent Park, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112,

Raynagar Road, Kolkata-700070, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas.

AND WHEREAS by virtue of **Deed of Partition**, in the year 1995, the said **Sri. Amit Chakraborty (the Second Party therein) & Sri. Arup Chakraborty (the First Party therein)**, made amicable partition in respect of aforesaid property and the said Partition Deed was duly registered in the office of **A.D.S.R. Alipore and recorded in Book No. I, Volume No. 49, pages from 132 to 143, being No. 2038 for the year 1995.**

AND WHEREAS while seized and possessed of the aforesaid Partitioned landed property, the said **Sri. Amit Chakraborty** sold, conveyed and transferred of his aforesaid of **ALL THAT piece and parcel of Danga Land measuring more or less 01 Cottah 11 Chittaks 28 Sq. Ft., together with 150 sq.ft. tile shed structure standing thereon out of total property lying and situated at Mouza -Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag No.1362, appertaining to Sabek Khatian No. 741, under P.S. formerly Tollygunge now Regent Park, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, Raynagar Road, Kolkata-700070, Sub-Registry/ A.D.S.R. office at Alipore, in the District of 24-Parganas, by virtue of a registered Deed of Sale Dated 05.12.2014, which was duly registered in the office of the District Sub Registrar-I at Alipore, recorded in Book. I, C.D. Volume No. 20, and Pages from 1317 to 1332, Being No. 04014, for the year 2014, unto and in favour of Sri. Tapas Naskar.**

AND WHEREAS one **Smt. Bina Pani Chakraborty**, was the sole and absolute owner and possessor by way of Purchased in respect of **ALL THAT piece and parcel of Danga Land measuring more or less 05 Chittaks, lying and situated at Mouza - Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag No. 1366 & R.S. Dag No. 1366/1774, appertaining to Sabek Khatian No. 379, under P.S. formerly Tollygunge then Regent Park now Bansdroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, Sabek Premises No. 84 & then 45/2, Postal Park, Kolkata- 700070, Sub-Registry/ A.D.S.R. office at Alipore, in the District of 24-Parganas, by virtue of a registered Deed of Sale Dated 06.09.1957, duly registered in the**

office of **S.R. Alipore**, recorded in **Book No. I, Volume No. 127**, pages from **57 to 62**, Being **No. 7317** for the year **1957** from its the then owner namely **Dinesh Chandra Sen**, son of Late **Shib Chandra Sen** of **3B, Kundu Lane, Kolkata- 700025**.

AND WHEREAS by virtue of Deed of Exchange, Dated **28.04.1999** the said **Sri. Amit Chakraborty** (Second Party therein) & **Smt. Bina Pani Chakraborty** (First Party therein), made **Exchanged** in respect of aforesaid **ALL THAT** piece and parcel of **Danga Land** measuring more or less **05 Chittaks**, out of total property lying and situated at **Mouza - Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381**, comprised in **Sabek Dag No.1366 & R.S. Dag No. 1366/1774**, appertaining to **Sabek Khatian No.379**, in the name of **Sri. Amit Chakraborty** (Second Party therein) **AND ALL THAT** piece and parcel of **Danga Land** measuring more or less **05 Chittaks** out of total property lying and situated at **Mouza - Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381**, comprised in **Sabek Dag No.1362**, appertaining to **Sabek Khatian No.741** in the name of **Smt. Bina Pani Chakraborty** (First Party therein), more fully described Schedules therein, and the said Exchange Deed was duly registered in the office of **A.D.S.R. Alipore** and recorded in **Book No.I, Volume No.50**, pages from **199 to 206**, being **No.1374** for the year **1999**.

AND WHEREAS that through aforesaid Exchange Deed the said **Sri. Amit Chakraborty**, became the sole and absolute owner of **ALL THAT** piece and parcel of **Danga Land** measuring more or less **05 Chittaks**, lying and situated at **Mouza - Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381**, comprised in **Sabek Dag No.1366 & R.S. Dag No. 1366/1774**, appertaining to **Sabek Khatian No. 379**, under **P.S. formerly Tollygunge** then **Regent Park** now **Bansdroni**, at present lying within the limits of the **Kolkata Municipal Corporation, Ward No.112, Sabek Premises No. 84 & then 45/2, Postal Park, Kolkata-700070, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas**, the said land was clearly showed and delineated in the map or plan in **Green Color** annexed thereto.

AND WHEREAS while seized and possessed of the aforesaid Exchanged landed property, the said **Sri. Amit Chakraborty** sold, conveyed and transferred of his aforesaid of **ALL THAT** piece and

parcel of Danga Land measuring more or less **05 Chittaks** together with **150 sq.ft.** tile shed structure standing thereon lying and situated at **Mouza - Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag No.1366 & R.S. Dag No. 1366/1774, appertaining to Sabek Khatian No. 379, under P.S. formerly Tollygunge then Regent Park now Bansdroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, Sabek Premises No. 84 & then 45/2, Postal Park, Kolkata- 700070, Sub-Registry/ A.D.S.R. office at Alipore, in the District of 24-Parganas, by virtue of a registered Deed of Sale Dated 12.09.2017, which was duly registered in the office of the A.D.S.R. Alipore, recorded in Book- I, Volume No. 1605-2017, and Pages from 166331 to 166350, Being No. 160506047, for the year 2017, unto and in favour of Sri. Tapas Naskar, Son of Sri Anukul Naskar, by faith- Hindu, by occupation- Business, Nationality- Indian, residing at 14, Postal Park, Roy Nagar, P.O. & P.S. Bansdroni, Kolkata-700070, District South 24 Parganas.**

AND WHEREAS Smt. Bina Pani Chakraborty purchased from its previous owner Dinish Chandra Sen, Son of Late Shib Chandra Sen of **ALL THAT** piece and parcel of Danga Land measuring more or less **01 Cottah 02 Chittaks, lying and situated at Mouza- Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Dag No. 1366/1774, appertaining to Sabek Khatian No. 379, under P.S. formerly Tollygunge then Regent Park now Bansdroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No. 112, Premises No. 45/2, Postal Park, Kolkata-700070, Sub-Registry/ A.D.S.R. office at Alipore, in the District of 24-Parganas** which was duly registered in the office of the **S.R. Alipore, recorded in Book- I, Volume No. 127, and Pages from 59 to 62, Being No. 7317, for the year 1957.**

AND WHEREAS While seized and possessed of the aforesaid purchased landed property, the said **Smt. Bina Pani Chakraborty** died intestate on **18.01.2012** leaving behind herself, her five sons namely **(1) Sri. Samiran Chakraborty, (2) Sri. Anup Chakraborty, (3) Sri. Arup Chakraborty, (4) Sri. Amit Chakraborty and (5) Tarun Chakraborty,** as his joint legal heirs and successors to inherit his aforesaid property by way of inheritance according to Hindu Succession Act, 1956. And the aforesaid **Smt. Bina Pani**

Chakraborty's Husband was predeceased on **30.06.2006**.

AND WHEREAS while seized and possessed of the aforesaid inherited landed property the said **(1) Sri. Samiran Chakraborty, (2) Sri. Anup Chakraborty, (3) Sri. Arup Chakraborty, (4) Sri. Amit Chakraborty** jointly **Gifted and transferred** of their 4/5th share of aforesaid property by virtue of a registered Deed of Gift Dated **24.12.2013**, which was duly registered in the office of the **D.S.R.-I, Alipore, South 24 Parganas, which was recorded in Book- I, C.D. Volume No. 21, Pages 3101 to 3114, Being No. 04955, for the year 2013**, unto and in favour of their full blooded brother namely **Sri. Tarun Chakraborty**.

AND WHEREAS while seized and possessed of the aforesaid inherited and Gifted landed property, the said **Sri. Tarun Chakraborty** sold, conveyed and transferred of his aforesaid of **ALL THAT piece and parcel of Danga Land measuring more or less 01 Cottah 02 Chittaks** lying and situated at Mouza - Bansdrani, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, comprised in R.S. Dag No. 1366/1774, appertaining to Khatian No. 379, under P.S. formerly Tollygunge then Regent Park now Bansdrani, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, Premises no. 45/2, Postal Park, Kolkata- 700070, Sub-Registry/ A.D.S.R. office at Alipore, in the District of 24-Parganas, by virtue of a registered Deed of Sale Dated **08.08.2018**, which was duly registered in the office of the **D.S.R.-I at Alipore, recorded in Book-I, Volume No. 1601-2018 and Pages from 101392 to 101414, Being No. 160102903, for the year 2018**, unto and in favour of **Sri. Tapas Naskar**, Son of Sri Anukul Naskar, by faith- Hindu, by occupation- Business, Nationality- Indian, residing at **14, Postal Park, Roy Nagar, P.O. & P.S. Bansdrani, Kolkata-700070, District South 24 Parganas**.

AND WHEREAS one **Smt. Bina Pani Chakraborty**, was the sole and absolute owner and possessor by way of Purchased in respect of **ALL THAT piece and parcel of Bastu Land measuring more or less 05 Cottahs** being Scheme Plot No.6, lying and situated at Mouza - Bansdrani, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag Nos. 1366, 1367 appertaining to Sabek Khatian Nos.153 & 158 then Khatian No.379, under P.S. formerly Tollygunge then Regent Park now Bansdrani, at present lying

within the limits of the Kolkata Municipal Corporation, Ward No.112, Kolkata-700070, Sub- Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, by virtue of a registered Deed of Sale Dated **06.09.1957**, duly registered in the office of **S.R. Alipore**, recorded in **Book No. I, Volume No. 127, pages from 57 to 62, Being No. 7317 for the year 1957** from its the then owner namely **Dinesh Chandra Sen**, son of Late Shib Chandra Sen of 3B, Kundu Lane, Kolkata - 700025.

AND WHEREAS while seized and possessed of the aforesaid purchased landed property, the said **Smt. Bina Pani Chakraborty** sold, conveyed and transferred of her aforesaid of **ALL THAT piece and parcel of Bastu Land measuring more or less 02 Cottahs** out of total land measuring more or less 05 Cottahs being Scheme Plot No.6, lying and situated at Mouza - Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag Nos. 1366, 1367 appertaining to Sabek Khatian Nos.153 & 158 then Khatian No.379, under P.S. formerly Tollygunge then Regent Park now Bansdroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, Kolkata-700070, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24- Parganas, by virtue of a registered Deed of Sale Dated **16.12.1997**, which was duly registered in the office of the **S.R. Alipore**, recorded in **Book-I, Volume No. 200, and Pages from 81 to 90, Being No. 5166, for the year 1997**, unto and in favour of **Sri. Anup Chakraborty**, son of Late Anil Chakraborty.

AND WHEREAS While seized and possessed of the aforesaid purchased landed property, the said **Sri. Anup Chakraborty** died intestate on **15/11/2016** leaving behind his wife namely **Smt. Sumita Chakraborty**, as his only legal heir and successor to inherit his aforesaid landed property by way of inheritance according to Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance the said Sumita Chakraborty, being the absolute owner of the aforesaid property, and she mutated her name in the record of L.R. Settlement vide **L.R. Khatian No. 1248, L.R. Dag No. 1366/1774** and has been seizing and possessing her aforesaid recorded landed property without any claim, demand, attachments, encumbrances whatsoever from any corner upon payment of taxes thereto.

AND WHEREAS while seized and possessed of the aforesaid purchased landed property, the said **Smt. Sumita Chakraborty** sold, conveyed and transferred of her aforesaid of **ALL THAT piece and parcel of Bastu Land measuring more or less 02 Cottahs** together with 400 sq.ft. tile shed structure standing thereon, lying and situated at Mouza – Bansdrani, J.L. No. 45, Pargana – Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag Nos.1366, 1367 appertaining to Sabek Khatian Nos.153 & 158 then Khatian No.379, corresponding comprised in **L.R. Dag No. 1366/1774 appertaining to L.R. Khatian No. 1248**, under P.S. formerly Tollygunge then Regent Park now Bansdrani, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, being **KMC premises No. 195, Postal Park**, vide Assessee No. **31-112-14-0195-6**, Kolkata-700070, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, by virtue of a registered **Deed of Sale Dated 25.01.2021**, which was duly registered in the office of the **A.D.S.R. Alipore**, recorded in **Book-I, Volume No. 1605-2021, and Pages from 19234 to 19255, Being No. 160500300, for the year 2021**, unto and in favour of **Sri. Tapas Naskar**, Son of Sri Anukul Naskar, by faith-Hindu, by occupation- Business, Nationality- Indian, residing at **14, Postal Park, Roy Nagar, P.O. & P.S. Bansdrani, Kolkata- 700070, District South 24 Parganas.**

AND WHEREAS by way of aforesaid four Deed of Sale, the said **Sri. Tapas Naskar**, became the absolute owner of **ALL THAT** land measuring **05 Cottahs 02 Chittaks 28 Sq.Ft.** more fully described in First Schedule hereunder written and he got assessed his name in **Kolkata Municipal Corporation, under Ward No. 112, being KMC Premises No. 195, Postal Park, Kolkata – 700070, Assessee No. 31-112-14-0195-6.**

AND WHEREAS said **Sri. Tapas Naskar** gifted his aforesaid **ALL THAT** land measuring **05 Cottahs 02 Chittaks 28 Sq.Ft.** more fully situated at **KMC Premises No. 195, Postal Park, Kolkata – 700070 morefully** described in First Schedule hereunder written in favour of his wife **SMT. PIYALI NASKAR (PAN- AJNPN0092M) (AADHAAR NO. 5337 3119 7924)**, wife of Sri Tapas Naskar, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at **14, Postal Park, P.O. and P.S- Bansdrani, Kolkata-700070, District South 24 Parganas** (Owner herein) and said Deed was registered in the Office of and after receiving aforesaid land the owner herein mutated and

recorded her name in the assessment record of Kolkata Municipal Corporation, being **KMC Premises No. 195, Postal park, in Ward No. 112, Kolkata- 700070, Dist. 24 pgs(s)** and she mutated her name in the record of **L.R. Settlement vide L.R. Khatian No. 4902, L.R. Dag No. 1366/1774** and paid taxes regularly to the appropriate authority and she has in peaceful possession, occupation, enjoyment over the said property and said property is free from all encumbrances morefully described in **First schedule** hereunder written.

AND WHEREAS a deed of declaration was executed on **09/10/2023** stated the facts therein which was registered in the Office of **DSR-III, At Alipore, 24 pgs(s) and recorded in Book No. I, Volume No. 1603-2023, Pages from 423833 to 423845, Being No. 16284** for the year **2023**.

AND WHEREAS the Land Owner herein already sanctioned building plan Being **Permit No. 2024110056 date 13.05.2025** valid upto **12.05.2029** and made a proposal to the Developer herein for formulating a scheme for development of her said premises/Holding described in the **First Schedule** hereunder written and construct a Ground Plus Three storied building thereon consisting several self contained ownership flats and Car Parking Spaces etc. and after careful consideration the land owner and the Developer has become satisfy about the benefits and advantages arising out of the same thereafter the developer have agreed to construct the Ground Plus Three storied building consisting several self contained residential flats and car parking space etc. on the said premises of the land owner in pursuance of this agreement on certain terms and conditions mentioned hereunder-

NOW THIS DEVELOPMENT AGREEMENT WITNESSESTH AND ITS IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

ARTICLE-I, DEFINITION

LAND OWNER- shall mean **SMT. PIYALI NASKAR (PAN-AJNPNO092M) (AADHAAR NO. 5337 3119 7924)**, wife of Sri Tapas Naskar, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at **14, Postal Park, P.O. and P.S- Bansdroni, Kolkata-700070, District South 24 Parganas** and her legal heirs and successors.

DEVELOPER- shall mean **M/S. MAA CONSTRUCTION**, A Proprietorship business, having its office at **59, Postal park**, P.O. Bansdroni, P.S. Bansdroni, Kolkata-700070, represented by its Prop. **SRI TAPAS NASKAR, (PAN ADBPN9237G)**, Son of Sri Anukul Naskar, by faith- Hindu, by occupation- Business, Nationality- Indian, residing at **14, Postal Park, Roy Nagar, P.O. & P.S. Bansdroni, Kolkata-700070, District South 24- Parganas** and its executors, administrators, successors, successor-in-office, legal representative and assigns.

THE SAID PROPERTY - shall mean **ALL THAT** piece and parcel of **Bastu Land** measuring more or **less 05 Cottahs 02 Chittak 28 sq.ft** together with 500 sq.ft. tile shed structure with cemented floor standing thereon, lying and situated at Mouza - Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in **L.R Dag Nos. 1362, 1366/1774, L.R Khatian No. 4902**, under P.S. formerly Tollygunge then Regent Park now Bansdroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, being **KMC premises No. 195, Postal Park, Kolkata-700070, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas.**

BUILDING - shall mean the Ground Plus Three storied building to be constructed on the said premises as per the Building Plan sanctioned by the Kolkata Municipal Corporation.

LAND OWNER'S ALLOCATION - The **OWNER** will get The **OWNER** will get **Entire Third floor, 50% share on the Ground floor** of the proposed Ground plus Three Storied building together with undivided proportionate share of right and interest in the said land morefully and particularly described in the **Second Schedule** written hereunder.

The Landowner shall be lawfully entitled to uninterrupted use and enjoy the common areas, facilities, advantages, benefits, privileges and amenities attached with and available in the said proposed multi storied building be constructed on the said land at **Premises No. 195, Postal Park, P.O & P.S- Bansdron, Kolkata- 700070, in KMC Ward No. 112.**

DEVELOPER'S ALLOCATION- Developer will get remaining F.A.R of the proposed Ground Plus Three storied building including undivided

proportionate share of land of the said premises and right to enjoy the common areas, facilities and amenities comprised in the said building as well as in the said premises together with right to enter into Agreement for Sale or transfer of Flats, spaces within the Developer's Allocation of the Building to be constructed on the said premises and to deal with the same in any manner whatsoever as per the discretion of the Developer, morefully and particularly described in the **Third Schedule** written hereunder.

ENGINEER/ARCHITECT- Shall mean such person or persons may be appointed by the Developer for supervising the construction of the building and act as per The Kolkata Municipal Corporation building rules.

BUILDING PLAN- Shall mean such plan prepared by the Architect appointed by the Developer and sanctioned by The Kolkata Municipal Corporation and the cost of the Building Plan paid by the Developer.

COMMON EXPENSES- shall mean and include proportionate share of the cost, charges and expenses for maintenance upkeep, repair and replacement of the common parts, common amenities.

COMMON AREAS AND COMMON FACILITIES : shall include corridors, stairways, passageways, on the Ground Floor, water, pump and motor and ultimate Roof (Roof of the building as the Building Plan sanctioned by The Kolkata Municipal Corporation) and other facilities which may be mutually agreed upon between the parties hereto and required for the establishment location, enjoyment provision, maintenance and/or management of the building which shall always remain as join property of the OWNER herein and/or their nominee or nominees or legal heirs and the Developer and/or it respective nominee or nominees.

SALEABLE SPACE: the Developer shall be entitled to deal with its allocation as per its own decision and choice and shall have right to enter for Agreement for Sale in respect of the sale of the Flats and Car Parking Space within the Developer's Allocation as specified above.

ARTICLE-II

The Land Owner shall pay only the rates and taxes including arrears in respect thereof in connection with the said existing building and land at the First Schedule Premises upto the date of execution of this Development Agreement and the Developer shall be liable and responsible to pay the rates and taxes in respect of the said property from the date of taking over the possession of the said premises from the landowner herein as it is condition till the date of handing over of the said Landowner's Allocation of flats and the Land OWNER herein is liable to pay the rates and taxes in respect of the Land owner's Allocation of the building from the date of taking over the said allocation effectively complete in all respect in the manner aforesaid. After allotment of Landowner's allocation to the Landowner, the Developer shall be responsible and liable for payment of rates and taxes including discharge of any statutory liabilities in respect of the Developer's Allocation in the proposed multi storied building.

The Developer shall handover the possession of the Landowner's allocation in the proposed multi storied building to be constructed on the said premises within **18th months** from the date of sanction Building Plan hereof subject to handover of the possession of the First Schedule property by the Land OWNER to the Developer herein in "as it is" condition.

The Landowner shall handover original copy of all deeds and documents including Tax receipt of the KMC and Mutation Certificate, Government Revenue receipt in respect of the First Schedule property to the Developer at the time of execution hereof and after selling of Developer's allocation the Developer shall return all documents to the owner.

The landowner executing and register this Development Power of Attorney only in favour of the Developer herein for the purpose of in connection with and in relation to development of the First Schedule land and construction thereupon the proposed residential multi storied building limits upto conducting the necessary negotiation with the intending buyers in respect of the residential flat/units under the Developer's Allocation excluding the Landowner's Allocation, unilateral right to sign and execute any agreements for sale or Deed or Deeds of Conveyance in favour of the intending buyers/transferees in respect of the Developer's Allocation.

The ultimate roof of the building shall be the common for all occupants of the building including Landowner.

The Developer shall have right to negotiate with the intending buyers for sale and transfer of the residential flats/units in respect of the Developer's Allocation.

The OWNER are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land. The Developer has inspected and/or made necessary searches and satisfied about the marketability of title of the OWNER enters into this Agreement.

The said land is free from all encumbrances, charges, liens, lispendences, acquisition, requisition, notice of acquisition notice of requisition and trust whatsoever nature or howsoever and the OWNER have good and marketable title in respect of the said land.

ARTICLE-III

The OWNER hereby grant subject to what has been hereunder provided exclusive right to the Developer to build construct, erect and complete the said new building or buildings on the said land strictly according to the plan sanctioned by Kolkata Municipal Corporation and to commercially exploit the same by entering into an Agreement for Sale and otherwise complete or transferring in respect of the Developer's allocations herein mentioned as per terms and conditions of this Agreement.

To get all applications, revised plans and other papers and documents signed by the OWNER as may be required by the Developer for the purpose of obtaining approval of the Building Plan or any modification, therein from the appropriate authorities, shall be prepared and admitted by the Developer on behalf of and in the name of the OWNER at the entire Developer's costs and expenses and the Developer shall pay and bear all charges and expenses required to be paid or deposited for development of the said property, PROVIDED HOWEVER THAT the Developer shall exclusively entitled to all refunds of any of all payments and/or made by the Developer. The Developer shall construct multi-storeyed building on the said land at its own costs.

Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the OWNER of the said land or any part thereof to the Developer or as creating any right, title or interest in respect thereof of the Developer but to commercially export

the same in terms hereof and to deal with the Developer's allocation in the new building in the manner hereinafter stated.

ARTICLE-IV

The OWNER granting this Development Power of Attorney for sell and registration of Deed of Conveyance of Developer's allocation for receiving earnest money, consideration amount from the intending Purchaser/ Purchasers of the Developer's allocation to construct the building and to perform other act/acts to be stated and for obtaining all necessary permission and sanction from different authorities in connection with the proposed constructions of the building and also for pursuing and following up the matter with Kolkata Municipal Corporation, W.B.S.E.D.C. Ltd and such other authorities as the case may be and to transfer/sell the flats/space in respect of Developer's allocation subject to fulfilment of the terms and conditions as mentioned in this agreement.

ARTICLE-V

POSSESSION

Immediately on execution of this Agreement the OWNER will put the Developer in physical possession of the said land and shall handover the peaceful vacant possession of the entire area of land for proposed construction of the new building till shifting has been done by the Developer to the OWNER.

ARTICLE-VI

SPACE ALLOCATION

The Developer shall on completion of the new building put OWNER in undisputed vacant possession of the Owner's allocation as mentioned below in the said new building as Owner's allocation together with the all rights in common to the common portion with the stipulated period of 18th months from the date of sanctioned of the building plan complete in all respect upto the satisfaction of the OWNER including obtaining completion certificate from KMC.

After the allocation to the OWNER and to Developer of its allocation in the manner herein hereto provided all common passage, corridors shall belong to the parties herein hereto provided all common passage corridors shall belong to the parties herein in proportionate to their respective allocation.

Subjects to what is herein before provided the OWNER shall be entitled to transfer or otherwise deal with the Other's allocation as mentioned above, in the new building without any right, claim or interest therein whatsoever of the Developer.

The Developer shall be exclusively entitled to sell the Developer's allocation in the new 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 OWNER and the OWNER shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation subject to the Developer shall first handover the possession to the OWNER of his allocation upto his satisfaction.

In so far as necessary all dealing by the Developer in respect of the new building shall be in the name of the OWNER however that such dealing shall not in any manner fasten or create any financial liability upon the OWNER. The Developer will have the responsibility/liability out of any accident during the period of construction.

ARTICLE-VII

(CONSIDERATION)

In consideration of the OWNER having agreed to permit the Developer to commercially exploit the said land in accordance with the plan sanctioned by Kolkata Municipal Corporation and the Developer agreed to allocate to the OWNER all that the property mentioned in the OWNER' allocation stated above.

ARTICLE-VIII

(BUILDING)

The Developer shall at its own costs construct, erect and complete the proposed building at the said premises in accordance with the plan sanctioned by the Kolkata Municipal Corporation with good and standard materials as may be specified by the Architects from time to time.

Subject to aforesaid the decision of the Architects regarding the quality of the materials shall be final and binding upon the parties herein.

The Developer shall install/erect in the said proposed building at the own costs viz, as per the specification and drawing provided by the Architect, pump or water storage reservoir, overhead tanks, septic

tank, lift electrification and permanent electric connection temporary electric connection as would be obtained from time to time however the Developer at its costs and expenses shall obtain temporary electric connection and other facilities as are required to be provided in a residential and/or Ground Plus Three storied building having self contained apartments constructed for sale of flats therein on ownership basis as mutually agreed herein.

The Developer shall at its costs and expenses and without creating any financial liability upon the OWNER construct and complete the said proposed building and various units and/or apartments therein in accordance with the sanctioned building plan and any amendment thereto or modification thereof to be approved by the Kolkata Municipal Corporation.

All costs charges and expenses including architects fees for the sanction of the plan shall be borne/ discharged by the Developer.

The Developer shall handover the completion certificate upon obtaining the same from the Kolkata Municipal Corporation before handing over the possession to the OWNER.

ARTICLE-IX

(Common facilities)

The Developer shall pay and bear all shares of property taxes in respect of the said land until the completion of and handing over possession to all the OWNER of the proposed building.

As soon as construction of the proposed building is completed the Developer shall give written notice to the OWNER, requiring the OWNER to take possession of the OWNER' allocation in the building having been completed in all respect according to specification and plan thereof.

The OWNER and the Developer shall punctually and regularly pay their respective proportionate rates and taxes to the concerned authorities as would be imposed from time to time.

Any transfer or any part of the OWNER or Developer's allocation in the proposed building shall be subject to other, provision hereof and such transferees, shall thereafter be responsible in respect of the space transferred to pay the said proportionate rates and service charges for the connection facilities in the new building.

The OWNER shall not do any act, deed or thing whereby the Developer shall be prevented from construction and completion of the said proposed building and shall render all possible co-operation and assistance to the Developer as may be required from time to time, for the purpose of construction of the proposed building at the said premises as per terms of this Agreement.

ARTICLE-X

(OWNER'S OBLIGATION)

To make out a marketable title in respect of the said property free from all encumbrances, charges, liens, lispendences, attachments trust whatsoever or howsoever and shall answer all questions as may be required by the Developer. All the original papers and documents, certified copy or copies thereof duly certified to be true copy shall be handed over to the Developer and the OWNER further undertakes to obtain all necessary permission in order to avoid any in future in regard to title/ownership of the property.

The OWNER hereby agrees and covenants with the Developer not to act or to cause any interference or hindrance in the construction based on the said terms of this Agreement.

The OWNER agrees and covenants with the Developer not do any act or thing whereby the Developer may be prevented from selling assigning and/or disposing of any of the Developer's allocated portion in the building subject to the Owner's allocation will be handed over first.

The OWNER hereby undertakes to register and execute the Deed of Conveyance or a Deed of Transfer of any other nature in respect of any part or portion of the Developer's allocation until the completion of construction of the building or unit such time as may be mutually agreed b the parties hereto on the terms stated above.

ARTICLE-XI

(DEVELOPER'S OBLIGATION)

The Developer hereby agrees and covenants with the OWNER not to violate or contravene any of the provisions of rules applicable for construction of the said building and as well as rules by the Kolkata Municipal Corporation.

The Developer at its own cost and expenses will complete the construction of the proposed building/buildings within 18th months

from the date of sanctioned of the building plan. The period may be extended subject to force majeure or other unavoidable circumstances. The OWNER shall not pay any amount for such constructional work.

The Developer hereby agree and covenant with the OWNER not to do any deed or thing whereby the OWNER are prevented from enjoying selling assigning and/or disposing of any of the Owner's allocation in the said proposed building at the said premises.

The Developer shall be entitled to receive the booking money as well as full consideration money in respect of its allocated flat/allocation from the intending Purchaser or Purchasers and same shall be enjoyed by the Developer.

The OWNER shall accept their allocated portion if all conditions are fulfilled when completed for a habitable condition, upto his satisfaction in that event the Developer shall have every right to transfer his allocation to his person.

That all work men, engineers, technicians, architects shall be appointed for the purpose of construction/erection of the proposed building at the discretionary of the Developer and the OWNER shall not interfere in any way with the construction of the said building complex.

The Developer shall provide suitable rented accommodation to the Land OWNER at its own cost as and when required for the purpose of construction to demolish the existing building structure till the handing over the possession of the new flats from Owner's allocation.

The Developer shall not do any unauthorized construction beyond the sanctioned plan approved by the KMC and if anything done beyond the approved plan the OWNER shall not be liable for that .

The cost of installation of the elevator shall be borne by the Developer.

The Developer shall bear all costs for installation of the electricity meter in the name of the OWNER at newly constructed building.

ARTICLE-XII

(DEVELOPER'S INDEMNITY)

The Developer hereby undertake to keep the OWNER indemnified against all third party claims, accident during construction, liabilities of others and actions arising out of any sort of act omission or commission of the Development in relation to the construction of the said building.

The Developer hereby undertakes to keep the OWNER indemnified against all actions,, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the Development of the said land and in the matter of construction of the said building and/or for any defect therein.

The Developer undertakes that no mobile tower will be installed on the roof top of the proposed new building.

ARTICLE-XIII

(TITLE DEEDS)

The original documents to respect of the shall be kept with the Developer who shall hold such documents during the substance of this Agreement and the Developer shall have liberty to ask the OWNER to allow inspection to the customers of the Developer and/or to Developer may allow them to make extracts of the title and produce the same of true copies thereof when documents are needed by the Developer for legal revenue or other such causes.

After transfer Developer's allocation portion to any third party the Developer will hand over the original title, deed to the OWNER from whom received and the intending Purchaser/Purchasers shall get a Xerox copy of the same.

That the OWNER shall have the right to inspect the building to be constructed and the Developer with construct the same as per the building plan sanctioned by Kolkata Municipal Corporation at its own cost and as per terms of this Agreement.

That the Developer shall have the right to sell the debris which would come out from the existing building structure thereupon the said premises. The existing meter/meters at the premises would be used by the OWNER herein after construction.

ARTICLE-XIV

(MISCELLANEOUS)

The OWNER and the Developer have entered into the Agreement purely as a construct and nothing contained herein shall be deemed to be constructed as a Partnership between the Developer and the OWNER.

The Developer shall frame scheme for the management and administration of the said property and/or regulation and the OWNER hereby given his consent to abide by the same.

The name of the Building shall be suggested by the Developer.

Any notice required be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the OWNER if delivers by hand and duly acknowledge or sent registered post to the registered office of the Developer.

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.

That neither party shall use or permitted to be used their respective allocation of the building or any portion thereof for carrying on any illegally or immoral trade or activities.

That the OWNER shall be liable to pay the corporation tax from the date of taking over the possession of his allocation from the Developer and to pay the proportionate share of corporation tax in respective of his allocation till mutation and separation of his allocation at the office of Kolkata Municipal Corporation with his name.

The Developer shall have the right to borrow money from any Bank or any financial institution without creating any liability upon the OWNER for the purpose of construction of the proposed building and the Developer will be liable to meet up the borrowed amount to the bank or financial institution with its own risk and responsibility without encumbering the Owner's allocation in any manner whatsoever.

District Courts of South 24 Parganas and High Court at Calcutta shall have the jurisdiction to entertain try and determine all actions suits and proceeding arising out of these presents between the parties hereto.

ARTICLE-XV

FORCE MAJEURE

Shall mean and include earth quake, commotion, flood, riot, storm, heavy rain falls and other natural calamities.

**THE FIRST SCHEDULE ABOVE REFERRED TO
(Entire Property)**

ALL THAT piece and parcel of **Bastu Land** measuring **05 Cottahs 02 Chittak 28 sq.ft** more or less, as per B.L & R.O record **0.0852** acre together with 500 sq.ft. tile shed structure with cemented floor standing thereon, lying and situated at Mouza - Bansdrani, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in **L.R Dag Nos. 1362, 1366/1774, L.R Khatian No. 4902**, under P.S. formerly Tollygunge then Regent Park now Bansdrani, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, being **KMC premises No. 195, Postal Park, Kolkata-700070, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas**, which is butted and bounded by-

ON THE NORTH : 12ft wide Black top road

ON THE SOUTH : Premises no. 146 Postal Park

ON THE EAST : Vacant Land

ON THE WEST : House of Paritosh Mukherjee.

**THE SECOND SCHEDULE ABOVE REFERRED TO
(Owner's allocation portion)**

The **OWNER** will get **Entire Third floor, 50% share on the Ground floor** of the proposed Ground plus Three Storied building together with the proportionate share of land and all other common facilities and amenities of the said building and of the said premises/ holding together with all common expenses.

**THE THIRD SCHEDULE ABOVE REFERRED TO
(Developer's allocation Portion)**

The Developer will get remaining **F.A.R** of the proposed Ground plus Three Storied building **save & except owner's allocation** together with the proportionate share of land and all other common facilities and amenities of the said building and of the said premises/ holding together with all common expenses.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF WORKS SPECIFICATION IN RESPECT OF THE
BUILDING TO BE CONSTRUCTED ON THE FIRST SCHEDULE
PROPERTY.

STRUCTURE AND FOUNDATION :

Building designed on R.C.C. foundations confirming to national Building Code and Kolkata Municipal Corporation Rules or as per sanction Plan, floor and Design.

FLOORING

FLOORING & SKIRTING :

All rooms and verandah will have Marble/Vitrified Tiles finished all around with dado.

TOILETS :

All toilets will be provided with pipe for General water, standard white cera basin, pan or commode, all toilets walls will have white glaze tiles upto 6' height all around and wall height in bath in area and floor will have Tiles finished.

KITCHEN:

Kitchen will have One Granite shelf and one Steel sink and floor will have caste in Marble finished. Tiles in kitchen wall upto wall height.

DOORS & DOORS FRAME :

All doors will have and wooden frame and 1 1/2 ' thick flush door having commercial ply on both sides and two quoted enamel points.

WINDOW FRAME & GRILLS:

All window frames shall be made of PP Door with M.S. Grills of suitable design with 3mm smoke Glass.

INTERNAL WALLS:

Plaster walls finished with plaster of paris. Bricks work will be done 8'' thickness for external and 3'' for internal partition walls.

EXTERNAL WALLS:

External walls to be two coated with water proof cement paint such as Asian Paint with Weather Coat.

STAIR CASE:

Plaster wall finished with white lime-wash.

ELECTRICAL:

All concealed wiring of Finolex/Havel's in every rooms, toilet, kitchen, living-cum-dining and veranda.

BED ROOMS:

1. One bracket light point.
2. One tube-light point.
3. One ceiling fan point.
4. One night lamp point.
5. One 6 Pin Plug point on Switch Board.
6. One 15 AMP point for AC
7. Two 5 AMP point

LIVING/DINING:

1. One tube light points.
2. One bracket light point.
3. One ceiling fan points.
4. Two 5 Amp Point.
5. One 5 Pin Plug Point on Switch Board.
6. One Electric Cell Bell attached at Flats entrance.

KITCHEN:

1. One ceiling light point.
2. One exhaust fan point.
3. One 15 Amp Point.

TOILET:

1. One light point

2. One exhaust Point.
3. One Gyser point
4. One 5 AMP point

ELECTRIC METER:

A separate electric meter shall be provided for each flats at the cost security deposits to be paid reimbursed by the intending buyers of flats holder.

The Developer shall provide for the electrical meter for common services including stair case lighting at costs but the amount of deposit shall be proportionately recorded from the intending buyers or flats holder.

PLUMBING :

Concealed Pipe for water line for basin, shower and tap in attached toilets, one inlet and outlet connected for kitchen, sink.

WATER :

The Developer provides K.M.C water from underground reservoir.

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

EXECUTED AND DELIVERED

by the **parties** hereto at Kolkata in the presence of:

WITNESS:

1. *Sunil Kumar*
DS propeller
Kol - 27

2. *Pamraj Ali Gazi*
Alipore Police Court
Kol-27.

P *Piyali Waskar*
SIGNATURE OF THE LAND OWNER

T *MAA CONSTRUCTION*
Jagan Naskar
 Proprietor

SIGNATURE OF THE DEVELOPER

DRAFTED BY ME

Rajesh Laskar
RAJESH LASKAR
 Advocate
 WB 294 / 2009

ADVOCATE
Alipore Police Court
Kol-27



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE Rajali Naskar



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

MAA CONSTRUCTION
Jagan Naskar

SIGNATURE
 Proprietor

Major Information of the Deed

Deed No :	I-1603-16472/2025		
Query No / Year	1603-2002418557/2025	Date of Registration	25/08/2025
Query Date	25/08/2025 9:49:17 AM	Office where deed is registered	
Applicant Name, Address & Other Details	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas		
	Rajesh Laskar Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8910845995, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 60,36,833/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,030/- (Article:48(g))	Rs. 632/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Postal Park, , Premises No: 195, , Ward No: 112 Pin Code : 700070

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	5 Katha 2 Chatak 28 Sq Ft	1/-	58,86,833/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :				8.5204Dec	1 /-	58,86,833 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure Tenanted,
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	1,50,000 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs PIYALI NASKAR Wife of Mr TAPAS NASKAR Executed by: Self, Date of Execution: 25/08/2025 , Admitted by: Self, Date of Admission: 25/08/2025 ,Place : Office	Photo  25/08/2025	Finger Print  LTI 25/08/2025	Signature  25/08/2025
14 POSTAL PARK, City:- , P.O:- BANSDRONI, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.: AJxxxxxx2M, Aadhaar No: 53xxxxxxxx7924, Status :Individual, Executed by: Self, Date of Execution: 25/08/2025 , Admitted by: Self, Date of Admission: 25/08/2025 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MAA CONSTRUCTION 59 Postal Park, City:- , P.O:- Bansdronei, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.: ADxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr TAPAS NASKAR (Presentant) Son of Mr ANUKUL NASKAR Date of Execution - 25/08/2025, , Admitted by: Self, Date of Admission: 25/08/2025, Place of Admission of Execution: Office	Photo  Aug 25 2025 2:51PM	Finger Print  LTI 25/08/2025	Signature  25/08/2025
14 POSTAL PARK, City:- , P.O:- Bansdronei, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx7G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA CONSTRUCTION (as)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARVEJ ALI GAZI Son of Mr ANSAR AL GAZI ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	25/08/2025	25/08/2025	25/08/2025

Identifier Of Mrs PIYALI NASKAR, Mr TAPAS NASKAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs PIYALI NASKAR	MAA CONSTRUCTION-8.52042 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs PIYALI NASKAR	MAA CONSTRUCTION-500.00000000 Sq Ft

On 25-08-2025

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 : 4B (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:38 hrs on 25-08-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr TAPAS NASKAR ..

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 60,36,833/-

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

Execution is admitted on 25/08/2025 by Mrs PIYALI NASKAR, Wife of Mr TAPAS NASKAR, 14 POSTAL PARK, P.O: BANSDRONI, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife

Identified by Mr PARVEJ ALI GAZI, , Son of Mr ANSAR AL GAZI, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

Execution is admitted on 25-08-2025 by Mr TAPAS NASKAR, , MAA CONSTRUCTION (Sole Proprietorship), 59 Postal Park, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Identified by Mr PARVEJ ALI GAZI, , Son of Mr ANSAR AL GAZI, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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 25/08/2025 12:59PM with Govt. Ref. No: 192025260229688198 on 25-08-2025, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No. 8027866745029 on 25-08-2025, 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 10.00/-, by online = Rs 10,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4499, Amount: Rs.10.00/-, Date of Purchase: 04/06/2025, Vendor name: S B Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/08/2025 12:59PM with Govt. Ref. No: 192025260229688198 on 25-08-2025, Amount Rs: 10,020/-, Bank: SBI EPay (SBlePay), Ref. No. 8027866745029 on 25-08-2025, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2025, Page from 443497 to 443529
being No 160316472 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.09.01 18:01:45 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 01/09/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.