

5753/19

E-4930/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 478807

Certified that this document is  
admitted to Registration. The  
signature sheet and the  
Endorsement sheet attached to the  
document are part of this document.

Additional Dist. Sub Registrar  
Sealdah

16 DEC 2019

### DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 16<sup>th</sup> day of  
December, 2019;

BETWEEN

Q-0189844/19

56425

Sold to Animesh Chatterjee ROR  
Address Wb coast Calcutta  
Value 100/-  
2 6 SEP 2019  
L.S.V., High Court  
Abhijit Sarkar  
High Court A.S



6  
A.D.S.R., SEALDAH  
16 DEC 2019  
Dist.-South 24 Parganas



1) **SMT. SHIBANI BANERJEE** having **PAN - AHGPB0743A**, **Aadhaar No. 793914815219** wife of Late Arun Kumar Banerjee, by occupation - House-wife, 2) **SRI. RAMANUJ BANERJEE** having **PAN - ALBPB0371R**, **Aadhaar No. 268730344001**, son of Late Arun Kumar Banerjee by occupation - Service both by religion - Hindu, both residing at Premises No. 30/1B, Banerjee Para Lane, P.O.- Kasba, P.S.- Kasba, Kolkata -700042, hereinafter jointly referred to as the "**LAND-OWNERS**" (which expression shall mean and include their and each of their heirs, executors, administrators and/or representatives) of the **ONE PART**

**AND**

**M/S. PARIJAT, PAN - AAWFP4527H** a partnership firm having its registered office at No.31A, N.K.Ghosal Road, P.S. -Kasba, Kolkata - 700042, represented by its partners (1) **NANDINI DUTTA, PAN - AISPD6932A, Aadhaar No. 9677 5736 5882**, wife of Jayanta Dutta, residing at no. 33/1,N.K.Ghosal Road, Kolkata - 700042, and (2) **BIPLAB DEY, PAN - AGQPD3102Q, Aadhaar No. 8686 7061 5085** son of Lalit Mohan Dey, residing at no. 60, Hindusthan Park, Kolkata - 700029, hereinafter referred to as the "**DEVELOPERS**" (which expression shall mean and include its successors in office

and/or assigns, and heirs, executors, administrators, representatives of each of the partners of the firm) of the **OTHER PART.**

**WHEREAS**

- A.** The Land-Owners herein are jointly absolute owners of entire municipal Premises No. 30/1B, Banerjee Para Lane, P.O.- Dhakuria, P.S.- Kasba, Kolkata - 700031, Ward No.91 more fully described in schedule A hereunder, in the manner detailed hereunder.
- B.** By and under an Indenture of Sale dated 12<sup>th</sup> May 1967, one Sri. Surendra Mohan Banerjee, since deceased, predecessor-in-interest of the owners herein, purchased and acquired ALL THAT Piece and Parcel of Bastu land measuring an area of 02 cottahs, 02 chittacks 20 sq.ft. more or less, being Premises No. 30/1B, Banerjee Para Lane, P.S.- formerly Tollygunge, at present Kasba, P.O.- Dhakuria, more fully described in Schedule A hereunder and hereinafter referred for the sake of brevity referred to as the **"SAID PROPERTY"**
- C.** That said Indenture of Sale dated 12<sup>th</sup> May 1967, registered in the office of Additional District Sub-Registrar Alipore,

South 24-Parganas, recorded in Book- I, Volume – 67, Pages 77 to 84, Being No. 3198 for the year 1967.

- D.** Upon death of the said Sri. Surendra Mohan Banerjee, his only son Sri. Arun Kumar Banerjee became sole and absolute owner of Premises No. 30/1B, Banerjee Para Lane, P.S.- formerly Tollygunge, at present Kasba, P.O.- Dhakuria, Kolkata – 700031;
- E.** The said Arun Kumar Banerjee, died intestate on 10<sup>th</sup> May 2010 leaving surviving his wife Smt. Shibani Banerjee and one son Sri. Ramanuj Banerjee as his sole heiress and heir under the Hindu Succession Act 1956, each Land-Owner having undivided equal one-half i.e. 50% share in respect of the **“SAID PROPERTY”** described in schedule A hereunder;
- F.** In view of the facts recited herein-above, the Land-Owners are jointly absolute owners of schedule A property, each Land-Owner having undivided equal one-half i.e. 50% share in respect of the same;

**AND WHEREAS** the Land-Owners being jointly desirous of developing the entire property, being entire Premises No. 30/1B, Banerjee Para Lane, P.O.- Dhakuria, P.S.- Kasba, Kolkata – 700031,



have since jointly approached the Developers, for development of the entire schedule A property, and construction of new building thereon, by demolishing the existing old structure standing thereon, to which the Developers have since agreed, on several terms, conditions and considerations detailed hereunder;

**AND WHEREAS** said Premises No. 30/1B, Bannerjee Para Lane, P.O.-Dhakuria, P.S.-Kasba, Kolkata - 700031 along with two other Premises, being No. 30/1 and 30/1A, Bannerjee Para Lane, P.O.-Dhakuria, P.S.-Kasba, Kolkata - 700031 are adjacent, contiguous and lying side by side, and capable of being amalgamated into one single plot of land and construction of new building thereon;

**AND WHEREAS** the Developers have since started negotiations with respective owners of with Premises No. 30/1 and 30/1A, Banerjee Para Lane, P.O.-Dhakuria, P.S.-Kasba, Kolkata - 700031 to enter into separate registered Development Agreement with them and thereafter to amalgamate the three adjacent Premises being Premises No. 30/1, 30/1A, and 30/1B, Banerjee Para Lane, P.O.-Dhakuria, P.S.-Kasba, Kolkata - 700031 into one single plot and construction of new building on such amalgamated plot of land;

**NOW THIS AGREEMENT WITNESSES AND THE PARTIES  
HERETO DO AND EACH OF THEM DOTH HEREBY RECORD AND  
AGREE TO OBSERVE AND PERFORM THE following acts and  
things :**

1. The Land owners do hereby jointly and severally appoint, engage, the Developers as their agent, Developers and contractors and hereby authorise, and empower, the Developers to undertake, execute and complete the work of construction of a new Building on the schedule A property, and hereinafter for the sake of brevity referred to as the SAID PROPERTY, in accordance with the sanctioned plan, and on several terms conditions and considerations contained in this Agreement.
2. The Developers do hereby accept the said appointment, engagement authorization, and empowerment, and agree and undertake to execute and complete the work of construction of the proposed new building on the land of Premises No. 30/1B, Banerjee Para Lane, P.O.-Dhakuria, P.S.-Kasba, Kolkata - 700031, more fully described in schedule A

hereunder and hereinafter for the sake of brevity referred to as the SAID PROPERTY, at their own costs and expenses,

3. That the Land-Owners do hereby jointly declare as follows :-
- a) That the Land-owners are jointly owners of the entire Premises No. 30/1B, Banerjee Para Lane, P.O.- Dhakuria, P.S.- Kasba, Kolkata - 700031, each having undivided equal one-half i.e.50% share therein;
  - b) That the schedule A property is free from all sorts of encumbrances,
  - c) That both the Land-owners have absolute power and authority to enter into this registered Development Agreement with the Developers, and empower and authorize them to construct the new building on schedule A property;
  - d) Save and except themselves, i.e. the Owners herein, there is/are no other owners and/or co-sharers in respect of the schedule A property.
  - e) That the schedule A property is free from all sorts of encumbrances, and is not affected by any lispendens,



Trust, Debutter, long-term lease, any mortgage, charge or attachments, claims, demands, whatsoever, by and/or behalf of any person, natural and/or juridical;

- f) That the schedule A property is not affected any order and/or notice of vesting by appropriate office of Land Acquisition and Land Reforms;
- g) That the schedule A property s not affected by any Alignment order, Acquisition, Requisition by Government, Municipality, and/or any other statutory bodies or authorities;
- h) That the Developers shall not face any difficulty from the Land Ceiling Authority or any other statutory body in getting the plan sanctioned for construction of proposed new building on the land of the said premises. If any difficulties arise, it shall be the entire responsibility and liability of the owners to solve the same but at the costs and expenses of the Developers
- i) That the schedule A property is not affected by any prohibitory order of Income Tax Authority, Sales Tax

authority and/or any other statutory body, any easement right of any person ;

- j) The Developers have entered into this Agreement, after proper investigation and enquiry, and fully relying upon the afore-said representations of the Owners as stated in sub-Para a and b of Paragraph 3 hereinabove, that they are solely absolute owners of the schedule A property and save and except themselves, there is no other owners and/or co-sharers in respect of the schedule A property,. If any problems and/or requisitions arises regarding title of the Owners in future, the Owners shall co-operate with the Developers regarding title clarifications and establishing absolute, proper and perfect title over schedule A property.
- k) That there is no attachment under the Income Tax Act, or under any P.D.A. Act in respect of the said premises or part thereof nor notices in respect of any such proceeding have been received or served on the land owners.

3) **THE DUTIES AND OBLIGATIONS OF THE LAND-OWNERS**  
**UNDER THIS AGREEMENT SHALL BE as follows :-**

- I. The Land-owners shall jointly and severally sign all relevant papers, documents, modified plans if required, undertakings, and all other connected papers which may be prepared by the Developers and as may be required for amalgamation of adjoining and adjacent two other Premises , being Premises No. 30/1, and 30/1A, Banerjee Para Lane, P.O.- Dhakuria, P.S.- Kasba, Kolkata - 700031, execution and registration of necessary Deed of Exchange, in respect thereof, and thereafter construction of proposed new building on the amalgamated plot of land described in schedule A hereunder, as per sanctioned plan;
- II. To execute and register a Development Power of Attorney in favour of the Developers with authority and powers so that they can represent the Land-owners before the Kolkata Municipal Corporation and other statutory bodies as and when required and also to take all steps which may be required for proposed amalgamation of adjoining and adjacent three Premises , being Premises No. 30/1, 30/1A, and 30/1B, Banerjee Para Lane, P.O.- Dhakuria, P.S.- Kasba,



Kolkata - 700031, execution and registration of necessary Deed of Exchange, necessary Amalgamation Deed, in respect thereof, and thereafter construction of proposed new building on the amalgamated plot of land described in schedule A hereunder, as per plan to be sanctioned by KMC and do all, acts deeds as may be required for speedy and smooth implementation of this Development Agreement; and completion of construction of proposed new building on the schedule A land within the stipulated period as herein-before stated;

**2. THE DUTIES AND OBLIGATIONS OF THE DEVELOPERS  
UNDER THIS AGREEMENT SHALL BE as follows :-**

- a) The Developers shall enter into separate registered Development Agreement with the respective owners of said Premises No. Premises No. 30/1A, and 30/1 Bannerjee Para Lane, P.O.-Dhakuria, P.S.-Kasba, Kolkata - 700031 for construction of new building on entire amalgamated plot of land
- b) To undertake, execute and complete the work of construction of proposed new building on the schedule A land, as per

sanctioned plan and/or modifications thereof, and as per specifications stated in schedule B hereunder;

- c) Upon obtaining peaceful and vacant possession of the land, to bear and pay municipal taxes and all other outgoings payable in respect of the schedule A property;
- d) After sanction of plan, to construct the proposed new building as per sanctioned plan and/or modifications if any made thereof, within 24 months from the date of sanction of the plan for construction of proposed new building on amalgamated plot of land comprising of three Premises being nos. 30/1, 30/1A, and 30/1B Banerjee Para Lane, P.O.- Dhakuria, P.S.-Kasba, Kolkata - 700031.
- e) In case any disputes, and/or litigations arises after execution of this Agreement, and/or during period of construction, relating to and/or concerning the construction works, labour problems, and/or any other matter in connection therewith, the Developers shall be liable and responsible to bear and pay all costs and expenses for the same.
- f) To appoint and engage competent civil Engineer and Architect to supervise and carry on the work of construction

of the proposed new building in accordance with the sanctioned plan and as per agreed specifications.

- g) To engage and appoint masons, mysteries, carpenters, Electricians, Sanitary Engineers, Plumber, artisans and all kinds of skilled and un-skilled workers and laborers which are required for construction of new building. The Developers shall be solely responsible for sorting out any disputes arising out of labours/workers/contractors/suppliers payment etc.
- h) To procure and utilize all kinds of first class standard building materials and use and utilize the same in the construction of the proposed new building.
- i) To complete the work of construction of the proposed new building within 24 months from the date of sanction of the plan for construction of proposed new building on amalgamated plot of land comprising of three Premise being nos. 30/1, 30/1A, and 30/1B Banerjee Para Lane, P.O.- Dhakuria, P.S.-Kasba, Kolkata - 700031.

**PROVIDED ALWAYS** that in case the work of construction is stopped due to any prohibitory order of court or Municipal Authority and/or



delay in procurement of sanction plan and/or delay in modification of the sanction plan, labour problems, and for any other reasons beyond the control and power of the Developers, then the period for which work of construction will remain suspended will not be taken into consideration in computing the period of completion.

- i) It shall be the duty and responsibility of the Developers to arrange for and provide alternative suitable accommodation to the Owners and bear the costs and expenses for the same from the date of handing over peaceful and vacant possession of schedule A property by the Owners to the Developers, till the date of handing over possession of the Owners' allocation in terms of this Agreement, by the Developers to the Owners as stated herein-after.

**AND GENERALLY** to do all acts and things and take all steps to commence and complete the work of construction and also to implement this Agreement within the specified time and deliver possession of the owners their share of allocation within the specified time.

**THE BARGAINS BETWEEN THE PARTIES HERETO REGARDING THIS TRANSACTION WHICH SHALL BE TREATED AS A COMMERCIAL TRANSACTION SHALL BE as follows :-**

1) In consideration of the Developers agreeing to undertake, construct and complete the construction of the proposed new building on the land of more fully described in schedule A hereunder and hereinafter for the sake of brevity referred to as the SAID PROPERTY, at their own costs and expenses, the bargain between the parties regarding this transaction which shall be treated as a commercial transaction shall be as follows :-

- a) The Developers shall construct and allot jointly to the Land-Owners one self-contained and independent flat measuring built up area of 1000 sq. ft. and car-parking space measuring 100 sq. ft. on the ground floor of the proposed new building. It is mutually agreed between the Land-owners and the Developers that in the event the Land-Owners desire and intend to take proposed new flat of lesser area than that of 1000 sq. ft. built up area, in such event the price of the difference of area between the flat to be taken by the Land-owners and agreed flat of 1000 sq. ft. built up area, shall be adjusted in terms of money to be calculated on the prevalent market price.

- b) The Developers shall be entitled to deal with and negotiate with the entire remaining portion of the proposed new building, but nevertheless subject to separate bargain with respective owners of Premises No. 30/1A, and 30/1 Bannerjee Para Lane, P.O.- Dhakuria, P.S.-Kasba, Kolkata - 700031;
- c) Each party shall be entitled to hold, possess enjoy and dispose of the same free from any right, interest claim, interference by other Land owners and Developers.
- d) It shall be the duty and responsibility of the Developers to arrange for and provide alternative accommodation jointly to Land-owners and bear the rent and other costs and expenses, for the same from the date of handing over peaceful and vacant possession of schedule A property by the Land-Owners to the Developers, till the date of handing over possession of the Owners' allocation to the Owners as stated hereinafter.
- e) The Developers shall be entitled to demolish the existing old structure standing on the schedule A land,



the entire salvage and demolished materials and appropriate the costs of the same, without any claim, demand from the Land-owners.

- f) The Developers hereby agree and undertake to properly protect and cover with plastic walls all the sides of the building site, before starting the demolition works, to prevent causality and accidents.
4. It shall be the entire responsibility of the Developers to bear and pay all costs of sanction of the plan, fees payable thereto, handle all local issues and problems, make payment of all donations, subscriptions as may be required for peaceful, smooth and speedy execution of construction work;
5. That land owners jointly agree and undertake to indemnify and keep harmless and indemnified to the developers against all actions, suits, appeals proceedings claims demands costs charges and expenses which the Developers may suffer or incur out of such claims against the land owner or any person or persons claiming from or under the land owners which in any way touches or covers or effects the said property.

6. By mutual consent the Developers can procure loan and utilize the same in construction of the proposed new building and the Developers shall be solely liable and responsible to repay the said loan amount, and the Land-Owners shall not be in any way liable and/or responsible for the same on any account whatsoever.
7. All finance for completion of the said construction work shall be provided and borne and paid by the Developers alone. The land owners hereby agree to render all assistance and co-operation 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 complete of the building or building accordance with the terms and conditions as may be stipulated by the authorities concerned and in respect of any other matter relating to or arising therefrom, Provided that the land owners shall not be liable for any financial obligation in that behalf.
8. It is hereby further recorded that the Developers shall be entitled to sell, grant short or long term Lease of the residential flats, dwelling units commercial unit and covered spaces which shall fall within the Developer's share of

Allocation to any intending buyers free from any claim, demand interference of the Land-owners and/or any person/persons on their behalf.

9. The Developers shall have absolute right without any interference from the land owners or any person or persons claiming interest under the land owners to negotiate and settle any legal deal and transaction pertaining to such transfer of residential flats, commercial areas, by way of sale lease or mortgage, to the extent of their share of allocation.
10. That the land owners on the advice of the Developers shall sign execute and register necessary Sale Deeds and/or Conveyances in favor of the purchasers of residential flats/commercial units or the constructed areas comprising in the Developer's allocation and in accordance with the agreed scheme of allotment.
11. The Developer shall be entitled to put up and shall be permitted to be put up advertisement board upon the said property to give publicity to their scheme/project and inviting customers for purchase or proposed various space to be constructed thereon.



That the Developer shall complete the entire construction within 24 months from the date of sanction of the plan for construction of proposed new building on amalgamated plot of land comprising of three Premises being nos. 30/1, 30/1A, and 30/1B Bannerjee Para Lane, P.O.-Dhakuria, P.S.-Kasba, Kolkata - 700031.

**PROVIDED ALWAYS**

That the Developers are not prevented from completing the constructional work by any reasons beyond their power and control, and/or any prohibitory order of any Court of competent jurisdiction as also subject to Force Majour provisions. or due to any other incident beyond the reasonable control of the Developer as the case may be. The time limits for handover can be extended by mutual agreement with land owners and Developer.

12. The entire building shall be constructed with standard first class materials available in the market and the Developer shall provide sufficient labour for the building construction and the building construction equipment and building materials of first class quality available, in the market and complete construction of the proposed new building with habitable condition in all respect at the Developers' own costs

and expenses prior to handover of the newly constructed flats to the landowners.

13. The Developers shall be at liberty to take booking, accept consideration money, negotiate for sale of any position or portions of the developers' share of allocation and other utility areas comprised in the building or buildings as sanctioned by the Kolkata Municipal Corporation and to be erected by the builder by virtue of these presents together with undivided and impartiable share in the land in Schedule "A" hereunder.
14. In case the Developer abandons the project for any reason and fails to complete the construction in time then it will be lawful for the owners to cancel this Agreement without filing any suit and get the unfinished and remaining portion of the building completed through other agencies. After finish and completion of the work, the Owners shall at first realize the costs of unfinished works from the Developers;
15. The flats owners of the newly constructed building would bear the cost of deposit and expenses for their respective

electric meters and would also bear the proportionate cost of deposit and expenses for the common electric meter.

16. The owners will have to pay for the additional works to be done on their request at their respective flats over and above the specification provided in this agreement.
17. Any Disputes, differences whatsoever arising under or in connection with this Agreement, and/or touching or concerning the same, shall be referred to Sole Arbitrator, to be appointed by mutual consent of the parties hereto. In the event of any dis-agreement regarding such appointment of Sole Arbitrator, Sole Arbitrator shall be appointed by and under the provisions of the Arbitration and Conciliation Amendment Act 2015, as amended till date. Disputes shall be finally settled by arbitration in accordance with the Arbitration and Conciliation Amendment Act 2015, and any amendments thereto.

**SCHEDULE "A" ABOVE REFERRED TO:-**

ALL THAT Piece and Parcel of Bastu land measuring an area of 02 cottahs, 02 chittacks 20 sq.ft. more or less, being Premises No.



30/1B, Banerjee Para Lane, P.S.- formerly Tollygunge, at present Kasba, P.O.-Dhakuria, Ward No.91 butted and bounded as follows:-

- ON THE NORTH - By Premises No. 30, Banerjee Para Lane;  
 ON THE SOUTH - By, Banerjee Para Lane;  
 ON THE EAST - By Premises No. 30/1, Banerjee Para Lane;  
 ON THE WEST - By Premises No. 30/1A, Banerjee Para Lane;  
 3ft wide common passage.

**SCHEDULE B ABOVE REFERRED TO:-**  
**(SPECIFICATIONS)**

1. Super structure finish -  
 Materials to be used good quality medium course sand, 5/8"  
 Chips, 1 No. Brick, UltraTech/Lafarge Cement, TMT Steel,  
 Plastering in 5:1 Ratio, with Labour.
2. Floor -  
 Option-I Marble (Marwar) with Labour.  
 Option-II Vitrified tiles (of any reputed brand) with Labour.  
 Stairs will be with marble finish.  
 Ground floor will be finished with Cement (Parking Area).
3. Kitchen -  
 Glazed Tiles (3ft.) in walls above the slab(casting) & Polished  
 marble top with Stainless Steel Sink.

4. Plumbing, Sanitary & Bathroom fittings -

Hindware/Parryware, White colour commode & Basin, any reputed brand fittings, Pipeline will be concealed with White Supreme Brand, Rainwater & waste lines will be made with Supreme brand. Bathroom walls will be fitted with tiles upto 6 feet height.

Specifications: Each toilet will have one commode, one wash basin, one cistern, one shower, C.P.Tap, one C.P.Tap beside commode. One toilet will have wash basin and one tap with hot & cold provision.

5. Door & Window-

Aluminum window with Glass sliding to be used and Door frame made of Shal wood to be used and Flush Door for Inside Doors and Panel door for main doors to be used (Except for bathroom Door).

6. Grill-

For window, Main grill gates at ground floor will be finished.

7. Electricals-

Concealed wiring with Finolex/ Havells wires and Switches will be of Modular type.

Specifications: Each bedroom will have two lights; one fan, one AC and two plug points (of 5Amps). Drawing and dining hall will have three lights, two fans, two plug points (each of 15 Amps). Kitchen and toilet will have one light and two plug points (each of 5 Amps/ 15 Amps).

8. Paris Finish only inside walls & Weather coat Paints for outside only
9. Roof treatment will be made with Pete stones finish.
10. Overhead tanks will be finished, underground water reservoir and septic tank will be done with brick work.
11. Lift will be installed of a reputed brand.
12. Elevation work will be completed as per design provided.
13. Balcony will be finished 1.5ft. Brickwork and 1.5ft. Grill.
14. Boundary walls will be finished with plaster and paints.
15. Parapet walls will be of 3ft. height and of 5" width.

**Schedule C above Referred To:-  
(Owners' Allocation)**

One self-contained and independent flat measuring built up area of 1000 sq. ft. located and car-parking space measuring 100 sq. ft. on the ground floor of the proposed new building;



**(Developers Allocation)**

The entire remaining portion of the proposed new building, to be constructed on the land of Premises No. 30/1, 30/1A, and 30/1B Banerjee Para Lane, P.O.-Dhakuria, P.S.-Kasba, Kolkata - 700031, save and except the flats to be allotted to the Land-owners.

**IN WITNESS WHEREOF** the Parties hereto hereby put their respective hand and seal this day, month and year first above written:-

**SIGNED, SEALED AND DELIVERED** by the Land-Owners at Kolkata in presence of :-

1. Animesh Chatterjee  
High Court, Calcutta
2. Jayanta Datta  
32/1, W.E. Ghosh Ln  
Kol - 42

Shibani Banerjee

Ramanoj Banerjee

**SIGNATURE OF THE LANDOWNERS**

**PARIJAT**

Nandini Dutta  
Partner

**PARIJAT**

Bipalab Dey  
Partner

**SIGNATURE OF THE DEVELOPERS**

**SIGNED, SEALED AND DELIVERED** by the Developers at Kolkata in presence of :-

1. Animesh Chatterjee

2. Jayanta Datta

**Drafted by me**

Animesh Chatterjee  
Advocate

Enrollment No. - F-674/441/1997

Page No.

**SPECIMEN FORM FOR TEN FINGERPRINTS**

Signature of the  
executants/  
presentants



Shilpa Borega

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Ramenji Borega

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Nandini Ketta

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Bipale Dey

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

152019200118535861

Date: 13/12/2019 16:11:50

IN: 308642175

Payment Mode Online Payment

Bank : AXIS Bank

BRN Date: 13/12/2019 16:13:12

DEPOSITOR'S DETAILS

Id No. : 16060001898484/6/2019

[Query No./Query Year]

Name : PARIJAT

Contact No. :

Mobile No. : +91 9830222126

E-mail : DUTTAJ7@GMAIL.COM

Address : 31A N K GHOSAL ROAD KOLKATA700042

Applicant Name : Mr ANIMESH CHATTERJEE

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement  
Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16060001898484/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	20000
2	16060001898484/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	7
Total				20007

In Words : Rupees Twenty Thousand Seven only





## Major Information of the Deed

Deed No :	I-1606-04930/2019	Date of Registration	16/12/2019
Query No / Year	1606-0001898484/2019	Office where deed is registered	
Query Date	11/12/2019 11:02:12 AM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	ANIMESH CHATTERJEE HIGH COURT CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903696619, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value		Market Value	
		Rs. 1,13,45,139/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,100/- (Article:48(g))		Rs. 7/- (Article: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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banerjee Para Lane, , Premises No: 30/1B, , Ward No: 091 Pin Code : 700031



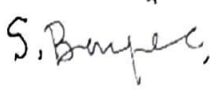


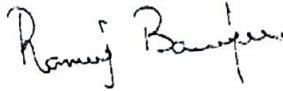
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 2 Chatak 20 Sq Ft		1,07,63,889/-	Width of Approach Road: 16 Ft., ,Last Reference Deed No :1605-I-03198-1967
Grand Total :				3.5521Dec	0 /-	107,63,889 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	5,81,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	0 /-	5,81,250 /-	

# Lord Details :

Name,Address,Photo,Finger print and Signature

No	Name	Photo	Finger Print	Signature
1	<b>Mrs SHIBANI BANERJEE</b> Wife of Late Arun Kumar Banerjee Executed by: Self, Date of Execution: 16/12/2019 , Admitted by: Self, Date of Admission: 16/12/2019 ,Place : Office	 16/12/2019	 LTI 16/12/2019	 16/12/2019
30/1B, Banerjee Para Lane, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AHGPB0743A, Aadhaar No: 79xxxxxxx5219, Status :Individual, Executed by: Self, Date of Execution: 16/12/2019 , Admitted by: Self, Date of Admission: 16/12/2019 ,Place : Office				
2	<b>Mr RAMANUJ BANERJEE</b> Son of Late Arun Kumar Banerjee Executed by: Self, Date of Execution: 16/12/2019 , Admitted by: Self, Date of Admission: 16/12/2019 ,Place : Office	 16/12/2019	 LTI 16/12/2019	 16/12/2019
30/1B, Banerjee Para Lane, P.O:- Dhakurai, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ALBPB0371R, Aadhaar No: 26xxxxxxx4001, Status :Individual, Executed by: Self, Date of Execution: 16/12/2019 , Admitted by: Self, Date of Admission: 16/12/2019 ,Place : Office				







## Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>PARIJAT</b> 31/1A, N. K. Ghosal Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 , PAN No.: AAWFP4527H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



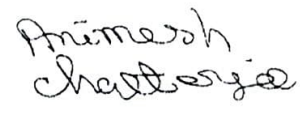


# Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mrs NANDINI DUTTA</b> <b>(Presentant)</b> Wife of Mr Jayanta Dutta Date of Execution - 16/12/2019, , Admitted by: Self, Date of Admission: 16/12/2019, Place of Admission of Execution: Office	 Dec 16 2019 3:12PM	 LTI 16/12/2019	 16/12/2019
33/1, P.O:- Ksba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AISPD6932A, Aadhaar No: 96xxxxxxx5882 Status : Representative, Representative of : PARIJAT (as )			
Name	Photo	Finger Print	Signature
<b>Mr BIPLAB DEY</b> Son of Mr Lalit Mohan Dey Date of Execution - 16/12/2019, , Admitted by: Self, Date of Admission: 16/12/2019, Place of Admission of Execution: Office	 Dec 16 2019 3:11PM	 LTI 16/12/2019	 16/12/2019
60, P.O:- Rash Behari Avenue, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGQPD3102Q, Aadhaar No: 86xxxxxxx5085 Status : Representative, Representative of : PARIJAT (as )			

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Animesh Chatterjee</b> Son of S K Chatterjee High Court, Cal, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	 16/12/2019	 16/12/2019	 16/12/2019
Identifier Of Mrs SHIBANI BANERJEE, Mr RAMANUJ BANERJEE, Mrs NANDINI DUTTA, Mr BIPLAB DEY			




Transfer of property for L1		
	From	To. with area (Name-Area)
	Mrs SHIBANI BANERJEE	PARIJAT-1.77604 Dec
	Mr RAMANUJ BANERJEE	PARIJAT-1.77604 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SHIBANI BANERJEE	PARIJAT-500.00000000 Sq Ft
2	Mr RAMANUJ BANERJEE	PARIJAT-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160604930 / 2019

On 11-12-2019

**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 1,13,45,139/-



**Kaushik Ray**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**

On 16-12-2019

**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 14:00 hrs on 16-12-2019, at the Office of the A.D.S.R. SEALDAH by Mrs NANDINI DUTTA ,

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

Execution is admitted on 16/12/2019 by 1. Mrs SHIBANI BANERJEE, Wife of Late Arun Kumar Banerjee, 30/1B, Road: Banerjee Para Lane, , P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 2. Mr RAMANUJ BANERJEE, Son of Late Arun Kumar Banerjee, 30/1B, Road: Banerjee Para Lane, , P.O: Dhakurai, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business

Indetified by Animesh Chatterjee, , , Son of S K Chatterjee, High Court, Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-12-2019 by Mrs NANDINI DUTTA, , PARIJAT (Partnership Firm), 31/1A, N. K. Ghosal Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042

Indetified by Animesh Chatterjee, , , Son of S K Chatterjee, High Court, Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

... is admitted on 16-12-2019 by Mr BIPLAB DEY, , PARIJAT (Partnership Firm), 31/1A, N. K. Ghosal Road, Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042  
... by Animesh Chatterjee, , Son of S K Chatterjee, High Court, Cal, P.O: G P O, Thana: Hare Street, ,  
... Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/12/2019 4:13PM with Govt. Ref. No: 192019200118535861 on 13-12-2019, Amount Rs: 7/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 308642175 on 13-12-2019, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,000/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 20,000/-

##### Description of Stamp

1. Stamp: Type: Impressed, Serial no 50425, Amount: Rs.100/-, Date of Purchase: 26/09/2019, Vendor name: Abhiji Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/12/2019 4:13PM with Govt. Ref. No: 192019200118535861 on 13-12-2019, Amount Rs: 20,000/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 308642175 on 13-12-2019, Head of Account 0030-02-103-003-02



**Kaushik Ray**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2019, Page from 185538 to 185581  
being No 160604930 for the year 2019.



Digitally signed by KAUSHIK ROY  
Date: 2019.12.20 12:59:20 +05:30  
Reason: Digital Signing of Deed.

(Kaushik Ray) 2019/12/20 12:59:20 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)