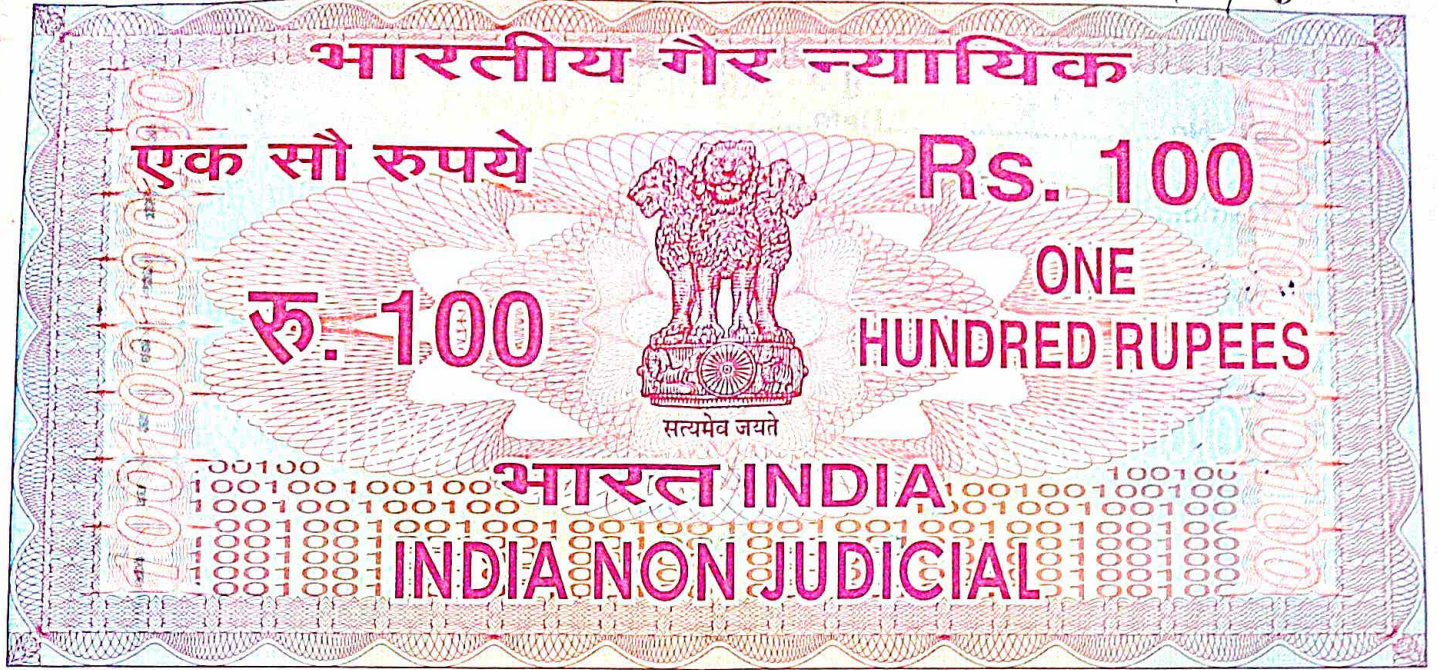


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Certified that the document is admitted to registration. The signature sheets and the endowment sheets attached with the document are the part of this document.

✓  
District Sub-Register-III  
Alipore, South 24-parganas

13 JAN 2025

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 13th day of January Two Thousand Twenty Five (2025);

BETWEEN

Rima Chaurasia

*Rohit Choudhary*  
Rohit Choudhary

CHOUDHARY CONSTRUCTION

*Prasanna Choudhary*  
Partner

CHOUDHARY CONSTRUCTION

*London Choudhary*  
Partner



SL No. 930. Date 06 JAN 2025

Name Amit Das (Adv.)  
Address High Court Calcutta.

Vendor Sig. 

TAPAN KUMAR DAS  
Alipore Police Court  
Kolkata-700027



Arijit Mondal  
sp/ Kartickch. Mondal  
Occupation:- Service  
48, Bhatsela, B.B.T Road,  
P.O.-Bore Bridge, Kolkata-700088.



(1) **SRI ROHIT CHOUDHARY**, son of Sri Gopal Prasad Choudhary, (PAN NO. ACNPC6299A) (AADHAAR NO. 3478 4552 9713) by faith – Hindu, by occupation – business, by Nationality Indian, residing at Premises No.20/8A, S.N. Roy Road No. 2 Chaterjee Colony, P.O. Sahapur P.S. Behala, Kolkata - 700 038, (2) **MRS, RIMA CHAURASIA**, (PAN ACXPC 5272D) (Aadhaar No. 4955 4416 9183) wife of Sri Manoj Kumar Chaurasia by faith – Hindu, by occupation – business, by Nationality Indian, residing at Premises No.15B, Priyanath Mullick Road ,Post office Kalighat, Police Station Bhawanipore, Kolkata-700026, West Bengal hereinafter jointly referred to and called as the “**OWNERS**” (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, Legal representatives and assigns) of the **FIRST PART;**

**A N D**

**M/S. CHOUDHARY CONSTRUCTION A PARTNERSHIP FIRM,** (PAN AAUFC4610J) having its registered office at 22, 20/8, S. N. Roy Road, 2 no. Chatterjee Colony, P.O. Sahapur P.S. Behala ,Kolkata-700038, West Bengal, represented by its partners namely (1) **GOPAL PRASAD CHOUDHARY**, son of Ram Chandra Choudhary, (PAN NO. ACQPC7776H ),(Aadhaar No.7613 2163 3354), by faith– Hindu, by occupation – Business, by Nationality – Indian, residing at 20/8A S. N. Roy Road Sahapur S. O., P.O. Sahapur, P.S. Behala, Kolkata -700038, West Bengal, (2) **CHANDAN CHOUDHARY**, son of **GOPAL PRASAD CHOUDHARY**,

Rima Chaurasia

Rohit Choudhary

CHOUDHARY CONSTRUCTION

Gopal Prasad Choudhary

Partner

CHOUDHARY CONSTRUCTION

Chandan Choudhary

Partner



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

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(PAN NO.AEUPC8100K), (Aadhaar No.4437 8295 5472), by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 20/8A S. N. Roy Road Sahapur S. O. P.O.Sahapur, P.S. Behala, Kolkata -700038, West Bengal , hereinafter jointly referred to and called as the “**DEVELOPER**” (which terms or expression shall be deemed to mean and include their respective heirs, successors-in-office, executors, administrators, legal representatives and assigns) of the **SECOND PART**;

### 3. TITLE OF THE PROPERTY :-

**WHEREAS** by virtue of an Indenture of Conveyance in Bengali Vernacular dated 24<sup>th</sup> day of Aashaar, 1381 B.S. corresponding to 09<sup>th</sup> July, 1974 by Sri Rama Prasad Bhattacharya and Smt. Dipti Bhattacharya, therein referred to as the Vendors of the one part, granted, sold, conveyed, transferred, assured, alienated and assigned, absolutely and forever at or for a consideration mentioned therein ALL THAT piece or parcel of land measuring 3 Cottahs (more or less) being Plot No.P-24, comprised in CS Dag Nos.525, RS Khatian No. 227, Mouza – Italgata, Pargana-Magura, J.L. No. 10, Touzi No. 53, within the limits of South Suburban Municipality, being Municipal holding No. 125/115, P.N. Mitra Brick Field Road, Police Station – Behala, District -24-Parganas unto and in favour of Sri Ashis Kumar Maity, son of Late Kartick Chandra Maity, therein referred to as the purchaser of the other part, the said Indenture has duly been registered in the Office of the Sub-Registrar of Alipur, 24 Parganas and

Rima Chaurasia

Rohit Choudhary

CHOUDHARY CONSTRUCTION

Opal Prasad Choudhary  
Partner

CHOUDHARY CONSTRUCTION

Chandan Choudhary  
Partner



DISTRICT SUB REGISTRAR-III  
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recorded in Book No. I, Volume No. 102, Pages 98 to 105, Being No. 3781 for the year 1974;

**AND WHEREAS** in the above manner, the said Sri Ashis Kumar Maity, became absolute owner of the said land and thereafter mutated his name in the Assessment Records of the then Calcutta Municipal Corporation presently the Kolkata Municipal Corporation, in respect of the said property being Municipal Holding 125/115, P.N. Mitra Brick Field Road, Police Station, Behala in the District of South 24 - Parganas, and started enjoying his said property by raising or constructing one R.T. shed structure measuring more or less 100 square feet thereon at his own cost and expenses and paying rate and taxes.

**AND WHEREAS** in due course of time and Sri Ashis Kumar Maity, executed a Deed of Conveyance dated 27<sup>th</sup> day of April, 2013, therein referred to as the Vendor of the one Part, granted, sold, conveyed, transferred, assured, alienated and assigned, absolutely and forever at or for a consideration mentioned therein **ALL THAT** piece or parcel of land measuring 3 Cottahs (more or less) being Plot No.P-24 along with one R.T. shed structure measuring more or less 100 square feet thereon comprised in CS Dag Nos. 525, R.S. Khatian No.227, Mouza- Italgata, Pargana- Magura, J.L. No.10, Touzi No. 53, within the limits of ward No.116 of Kolkata Municipal Corporation, being Municipal Holding No. 125/115, P.N. Mitra Brick Field Road

Rima Chaurasia  
Rohit Choudhary

CHOUHARY CONSTRUCTION  
Sonal Prasad Choudhary  
Partner

CHOUHARY CONSTRUCTION  
Chandan Choudhary  
Partner



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

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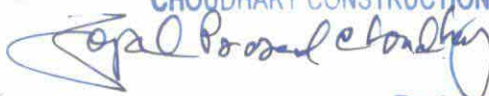
presently Municipal Premises No. 191, P.N. Mitra Brick Field Road, Kolkata 700008, Police Station – Behala, in the District of South 24 Parganas unto and in favour of Manoj Kumar Chaurasia & Rohit Choudhary, therein jointly referred to as the Purchasers of the other Part, the said Indenture has duly been registered in the Office of the Additional Registrar of Assurances- I, Kolkata and recorded in Book No.I, CD Volume No. 8, Pages 8993 to 9008, Being No. 4164 for the year 2013.

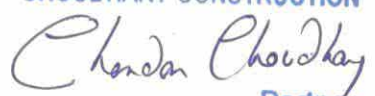
**AND WHEREAS** by dint of the said purchase said Manoj Chaurasia & Rohit Choudhary jointly became the joint owners of the said property and mutated their names in the municipal records of The Kolkata Municipal Corporation and started paying the Municipal rates and taxes vide Assessee No. 41-116-12-0191-5 with respect to newly numbered Municipal Premises No. 191, P.N.M. Brick Field Road, Kolkata 700008.

**AND WHEREAS** for proper utilization of the said property, said Manoj Kumar Chaurasia & Rohit Choudhary mutually decided to construct residential building after demolishing the old residential tenanted structure standing thereon.

**AND WHEREAS** to fulfill their above desire said Manoj Kumar Chaurasia & Rohit Choudhary, duly applied for and obtained sanctioned of building Plan being Sanction No. 2021130137 dated 13/11/2021 from the Kolkata Municipal Corporation for

Rima Chaurasia  
Rohit Choudhary

CHOUDHARY CONSTRUCTION  
  
Partner

CHOUDHARY CONSTRUCTION  
  
Partner



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

1-3 JAN 2025

construction of G+III storied residential Building having several residential units including reinstatement of the existing tenant.

**AND WHEREAS** out of natural love and affection towards his wife Smt. Rima Chaurasia said Monoj Kumar Chaurasia by a Deed of Gift dated 20<sup>th</sup> June, 2024 gifted his 50% share being All that piece and parcel of land measuring about 1 cottah 8 chittacks be the same a little more or less being Plot No.P-24 along with one R.T. shed structure measuring more or less 50 square feet thereon comprised in CS Dag Nos. 525, R.S. Khatian No.227, Mouza- Italghata, Pargana- Magura, J.L. No.10, Touzi No. 53, within the limits of ward No.116 of Kolkata Municipal Corporation, being Municipal premises No.191, P.N. Mitra Brick Field Road, Police Station – Behala, Kolkata 700008, to his wife Smt Rima Chaurasia which deed was registered before the A.D.S.R.Behala recorded in Book No. I, Volume No. 1607-2024, pages from 152433 to 152451 as Deed No. 160705446 for the year 2024.

**AND WHEREAS** by the dint of the aforesaid Deed of Gift said Smt. Rima Chaurasia became the owner of 50% share of the said property being **ALL THAT** piece or parcel of land measuring 3 Cotttachs (more or less) being Plot No.P-24 along with one R.T. shed structure measuring more or less 100 square feet thereon comprised in CS Dag Nos. 525, R.S. Khatian No.227, Mouza- Italghata, Pargana- Magura, J.L. No.10, Touzi No. 53, within the limits off ward No.116 of Kolkata Municipal Corporation, being

Rima Chaurasia  
Rohit Choudhary

CHOUHARY CONSTRUCTION  
Sopel Bosed Choudhary  
Partner

CHOUHARY CONSTRUCTION  
Chandan Choudhary  
Partner





DISTRICT SUB REGISTRAR-III  
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Municipal Holding No. 125/115, P.N. Mitra Brick Field Road, Police Station – Behala, presently being Municipal premises No.191, P.N. Mitra Brick Field Road, Police Station – Behala, Kolkata 700008, in the District of South 24 Parganas .

**AND WHEREAS** Rohit Choudhury & Smt. Rima Chaurasia became the joint owners of the said property being **ALL THAT** piece or parcel of land measuring 3 Cottahs (more or less) being Plot No.P-24 along with one R.T. shed structure measuring more or less 100 square feet thereon comprised in CS Dag Nos. 525, R.S. Khatian No.227, Mouza- Italghata, Pargana- Magura, J.L. No.10, Touzi No. 53, within the limits off ward No.116 of Kolkata Municipal Corporation, being Municipal Holding No. 125/115, P.N. Mitra Brick Field Road, Police Station – Behala, presently being Municipal premises No.191, P.N. Mitra Brick Field Road, Police Station – Behala, Kolkata 700008, in the District of South 24 Parganas .

**4. SUBJECT MATTER OF AGREEMENT :**

**Development Agreement:** Development and commercial Exploitation of **ALL THAT** piece or parcel of land measuring 3 Cottahs (more or less) along with one R.T. shed structure measuring more or less 100 square being Plot No.P-24 comprised in CS Dag Nos. 525, R.S. Khatian No.227, Mouza- Italghata, Pargana- Magura, J.L. No.10, Touzi No. 53, within the limits of ward No.116 of Kolkata Municipal Corporation, being Municipal Holding No.

Rima Chaurasia  
Rohit Choudhury

CHOUDHARY CONSTRUCTION  
Sonal Prasad Choudhary  
Partner

CHOUDHARY CONSTRUCTION  
Chandan Choudhary  
Partner



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

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125/115, P.N. Mitra Brick Field Road, Police Station – Behala, in the District of South 24 Parganas, presently being Municipal premises No.191, P.N. Mitra Brick Field Road, Police Station – Behala, Kolkata 700008, in the District of South 24 Parganas.

**5. Background:**

5.1 The Owners intend to develop the Schedule Land in a manner wherein the Owners shall be entitled to the Owners' Allocation under this Agreement and the Developer shall be entitled to the Developer's Allocation under this Agreement entire allocation on the Schedule Land .

5.2 The Owners are the joint absolute Owners of the schedule property and is in occupation and possession thereof

5.3 Mutation: The Owners have mutated and/or mutate their names in the records of the Kolkata Municipal Corporation as Assessee No. 41-116-12-0191-5.

5.4 As the joint Owners of the said premises the Owners are entitled to cause development and construction thereupon. No person other than the Owners have any right title and/or interest, of any nature whatsoever, in the Premises and/or any part thereof.

5.6 No Requisition, Acquisitions and Attachments: The Premises or any part thereof is at present not affected by any requisition or acquisition or alignment of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings has been received or come to the notice of the Owners and neither the Premises nor any art thereof have been attached

Rima Chaurasia  
Rohit Chaudhary

CHOUDHARY CONSTRUCTION  
Sagar Boodh Choudhary  
Partner

CHOUDHARY CONSTRUCTION  
Chandan Choudhary  
Partner



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

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and/or is liable to be attached under any decree or order of any Court of law or due to Income Tax, Revenue or any other Public Demand.

5.7. No Litigation: There are no suits and/or proceedings and /or litigations pending in respect of the Premises or any part thereof.

5.8 Absolute Possession: The entirety of the premises is in peaceful possession of the Owners.

5.9 Decision to Develop: The Owners became desirous of developing and the parties have mutually discussed the terms of development and thereafter decided to proceed with such development work through the Developer herein.

5.10 Background of Developer: The Developer has represented that they have the required infrastructure and expertise in this field.

5.11 Offer of Development: The Owners, coming to know of the background of the Developer, approached the Developer and made the above representations and requested the Developer to take up the development of the Premises.

5.12 Negotiations : Discussions and negotiations have taken place between the parties and terms and conditions have been agreed upon by the Owners and consequent to such agreement the Owner herein are entering into this Development Agreement.

**6. Appointment and commencement: -**

6.1 Appointment and Acceptance: The Owners hereby appoint the Developer as the developer of the premises and the Developer accepts such appointment. By virtue of such appointment, the Owners hereby

Rima Chaurasia  
Rohit Chaudhary

CHOUHARY CONSTRUCTION  
Sonal Prasad Chaudhary  
Partner

CHOUHARY CONSTRUCTION  
Chandan Chaudhary  
Partner





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grant, subject to what has been hereunder provided, exclusive right to the Developer to build upon and exploit commercially the Premises by:

- (a) Constructing as per the approval of the Kolkata Municipal Corporation.
- (b) Dealing with the Flats/Units/Apartments and Parking Spaces pertaining to the Developer's Allocation after setting aside the Owner' allocation in terms of this agreement.

6.2 Commencement and Tenures: Consequent to such appointment and acceptance of appointment, this Agreement commences and shall be deemed to have commenced on and with effect from the date of execution, as mentioned above and this Agreement shall remain valid and in force till the development of the Premises is completed in terms of this agreement and all obligations of the parties towards each other the stands fulfilled and performed, unless terminated prior thereto for breach of covenant by any of the parties.

#### 7. OWNER' ALLOCATIONS:

Owners' allocation shall be 30% of the constructed saleable area/space flat/unit to be constructed on the Schedule Land together with undivided proportionate share in the land attributable thereto and together with the right over common areas and portions of the aforesaid multistoried building on the top floor .

#### 8. DEVELOPER'S ALLOCATIONS:

**Developer's Allocation:** Developer's Allocation shall comprise of the **entire** constructed saleable area/space **excluding owners** areas and

Rima Chaurasia  
Rohit Choudhary

CHOUDHARY CONSTRUCTION  
Sonal Prasad Choudhary  
Partner

CHOUDHARY CONSTRUCTION  
Chandan Choudhary  
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DISTRICT SUB REGISTRAR-III  
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portions which comprise of the flat unit, saleable spaces at the ratio of 30% at top **Floor** of the new building.

**10. POWERS AND AUTHORITIES:**

10 General Power of Attorney : The Owners are now grant to the Developer and/or its nominees a Registered General Power of Attorney for the purpose of revising or causing amendment to the sanction plans and all necessary permission from different authorities in connection with new construction and also for booking, sale, receiving payments in respect of its allocation and conveying the constructed space as per this agreement, however after the sanction any further amendment to the sanctioned plan shall require the Owner's specific approval stating inter alia they are agreed for such revision .

**11. SANCTION AND CONSTRUCTION:**

11.1 Plan: The Developer shall cause the construction of building on the basis of the Plan which has already been prepared by the owners' herein and approved by the Kolkata Municipal Corporation as early as possible from the date of this Agreement.

11.2 Sanction: The Developer shall, at its own costs appoint an Architect and through the Architect, the Developer shall be entitled to revise or modify the plan however the Owners' consent shall be required in this regard.

11.3 New Construction: The Developer shall, at its own costs construct, erect and complete the construction as may be recommended by the Architect from time to time. All costs charges and expenses for the erection, construction and completion of the building including Architect Fees shall be discharged and paid and

Rima Chaurasia  
Rohit Choudhary

CHOUDHARY CONSTRUCTION  
Sandeep Choudhary  
Partner

CHOUDHARY CONSTRUCTION  
Chandan Choudhary  
Partner



DISTRICT SUB REGISTRAR-III  
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borne by the Developer and the Owner shall have no responsibility in this context.

11.4 Temporary Connection: The Developer shall be authorized to apply for and obtain temporary connection of water, electric and drainage sewerage.

11.5 No obstruction: The Owner shall not do any act deed or thing whereby the Developer is obstructed or prevented from construction and completion of the new constructions and similarly the Developer shall not do any act, deed or thing whereby the right of the Owner in the allocation of the Owner shall be infringed and/or in any other manner which shall tend to damage the value of the property.

11.6 The Developer shall construct the building strictly in accordance with the sanctioned plan and/or its modification, if any and with the Building Rules & Regulations. The Developer shall abide by all statutory rules, acts, regulations and byelaws and shall remain responsible for any deviation/violation or breach of such rules, regulations, acts and byelaws.

11.7 The Developer shall neither construct any additional floor on or above G+III storied building neither construct any additional floor on or above G+III storied building or any part thereof without the consent in writing of the Owner and/or obtaining sanction from KMC nor shall make any garden on the roof top and shall not do any act, deeds or otherwise which may increase load on the building and may prejudice the safety and stability of the building and/or damage the building PROVIDED HOWEVER in the event of any additional sanction being made available due to change in statute the Owner and each one of them may consider entering into a fresh agreement for development of

Rima Chauhan  
Rohit Choudhary

CHOUDHARY CONSTRUCTION  
Sagar Prasad Choudhary  
Partner

CHOUDHARY CONSTRUCTION  
Chandan Choudhary  
Partner



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
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such additional sanction. The sharing ratio shall be similar to the ratio as recorded herein. It being further clarified that the Owner shall be authorised to enter into any agreement for development of the additional sanction with any other Developer in the event the developer is unable to proceed with the construction within three months from the date of additional sanction.

**12. Dealings with Units in the new constructions:**

12.1 The Owner and the Developer have identified their respective allocations and accordingly they shall enter into a Supplementary Agreement duly identifying the respective allocations and such Supplementary Agreement shall form part of this Agreement. The allocation has been made on fair and equitable basis and/or pari passu basis so that both the Owner and the Developer are allotted equal space in all prime areas of the Building/Project.

12.2 The Developer shall be exclusively entitled to the Developer's Allocation in terms of this agreement with exclusive right to sell, transfer and convey or otherwise with 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 in terms of this agreement.

12.3 The Owner shall be exclusively entitled to the Owner's Allocation in terms of this agreement with exclusive right to sell, transfer and convey or otherwise with the same without any right, claim or interest therein whatsoever of the Developer and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Owner's Allocation in terms of this agreement.

Rima Chaurasia

Ro hit Choudhary

CHOUDHARY CONSTRUCTION

Sayed Poores Choudhary  
Partner

CHOUDHARY CONSTRUCTION

Chandan Choudhary  
Partner



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
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12.4 The Owner have given right to the Developers to sell, transfer and convey the constructed saleable area/space pertaining to the Developer's Allocation in terms of this agreement in the new constructions as well as the proportionate share in the land, in favour of any transferee through Registered Power of Attorney signed simultaneously with this Agreement Provided however the Developer shall make over 30% of the constructed saleable area/space pertaining to the Owner's Allocation to the Owner.

12.5 The allocation shall be in terms of this Agreement and in the event the Parties fail to comply with their respective obligations during the stage of construction under this Agreement and/or upon completion of the Project and besides the other rights of the Developer under this agreement and /or under law and in equity the Party aggrieved shall be free to take the necessary steps as it may be entitled.

12.6 Transfer of Developer's Allocation: In consideration of the Developer constructing the new building/buildings on the demised premises the Owner shall execute deeds of conveyances of the undivided share in the land in favour of the Transferees, in such part or parts as shall or may be required by the Developer. The Owner have also given right to the Developers to sell, transfer and convey constructed saleable area/space pertaining to the Developer's Allocation in terms of this agreement in favour of the transferees by a separate Registered Power of Attorney signed simultaneously with this Agreement.

Rima Chaurasia

Rohit Chaudhary

CHOUDHARY CONSTRUCTION

Sapal Prasad Choudhary  
Partner

CHOUDHARY CONSTRUCTION

Chandan Choudhary  
Partner



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

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12.7 Cost of Transfer: The cost of such conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the Transferees.

### **13. Possession and Post Completion Maintenance:**

13.1 Possession Date and Rate: On and from such a date taking vacant physical possession or deemed possession in respect of payment of Municipal rates and taxes and maintenance charges the transferees shall be exclusively responsible for payment of all Municipal rates and taxes and other public outgoings and impositions whatsoever (collectively Rates) payable in respect of the new units provided however when such rates are applicable to the whole of the premises/new building, the same shall be apportioned on pro-rata basis with reference to the total area of the New Building.

13.2 Maintenance : The Developer and the Owner shall jointly frame a scheme for the management and administration of the New Building. The Owner/ and the Developer hereby agree to abide by all the rules and regulations to be framed by representative's body of the Transferees (Association), which shall be in charge of such management of the affairs of the New Building.

### **14. Owner' Obligation**

14.1 No obstruction in dealing with Developer's Allocation : The Owner covenant not to do any act, deed or thing whereby the Developer may be prevented from selling, transferring, conveying and/or disposing of any part or portion of the constructed saleable area/space as well as the proportionate share in the land in respect of Developer's Allocation.

Rima Chaurasia  
Rohit Choudhary

CHOUDHARY CONSTRUCTION  
Sandeep Choudhary  
Partner

CHOUDHARY CONSTRUCTION  
Chandan Choudhary  
Partner



DISTRICT SUB REGISTRAR-III  
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14.2 No obstruction in Construction: the Owner hereby covenant not to cause any interference or hindrance in the construction subject to the Developer not interfering with the Owner's entitlements under this Agreement and subject to satisfactory progress of work and/or timely completion of the Project with the materials and equipment of the agreed specifications with superior workmanship.

14.3 No dealing with the Premises: the Owner hereby covenant not to let out, grant lease, mortgage and/or charge the Premises or any portions thereof without the consent in writing of the Developer.

14.4 Making out Marketable Title: The Owner have already made out a clear and marketable title of the land on which the new building shall come up and the Developer has satisfied itself in that regard and the Owner shall not do any such act; deed or thing whereby the said marketable title shall stand diluted, encumbered and breached.

14.5 The Owner shall provide all such documents as may be required by the Developer in connection with the Schedule Premises and development thereof and the Owner also shall sign on such forms, representations, declarations, affidavits and correspondences as may be required for the purpose.

14.6 All rates and taxes in respect of the Schedule Premises till the date of this agreement shall be borne by the Owner and thereafter all taxes shall be paid by the Developer. Upon issuance of completion certificate the Owner and/or its Transferees or the Developer and/or its Transferees shall be responsible for paying the applicable rates and taxes in respect of the individual Units wholly and in respect of the common areas proportionately.

Rima Chaurasia  
Rohit Choudhary

CHOUDHARY CONSTRUCTION  
Gopal Bhandari  
Partner

CHOUDHARY CONSTRUCTION  
Chandan Choudhary  
Partner



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS.. ALIPORE

13 JAN 2025



14.6 The Developer shall not be entitled to create any encumbrance, mortgage, lien, charge in respect of the Schedule land during the stage of construction or till prior to handing over of the Owner' Allocation, after the building is completed and the Owner are handed over their allocation the Developer shall be free to create mortgage of its Units without making the Owner responsible for making payment of such financial accommodation outstanding either as guarantors for the same. The Owner shall not handover to the Developer the original title deeds and documents in respect of the Schedule premises , however, if so required by the lending institution the Owner shall be bound to give inspection of the same upon prior intimation being received by the Owner to that effect.

**15. Owner's Indemnity;**

15.1 Title: The Owner shall always be responsible for giving goods and marketable title to the Developer and the Transferees in this regard.

15.2 Developer's Allocation: The Owner do hereby undertake that the Developer shall always be entitled to the Developer's Allocation in terms of this agreement and shall enjoy the same without any interference or disturbances by the Owner and to this effect the Owner hereby indemnify and agree to keep indemnified the Developer.

**16. Developer's Obligation and Indemnity:**

16.1 Third Party Claims: The Developer hereby undertakes to keep the Owner indemnified against all third party claims or claims from any authority and actions, suits, costs and proceedings arising out of any act of omission or commission on the part of the Developer in relation to the construction and/or for any effect therein or development of the premises. Any accident, untoward incidents, death, physical disability

Rima Chaurasia  
Rohit Choudhary

CHOUDHARY CONSTRUCTION  
Sagat Basak Choudhary  
Partner

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Chandan Choudhary  
Partner



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

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of any workman, labourer or person engaged in the construction work or related thereto shall be the responsibility of the Developer including any damage, compensation or any other obligation in this regard shall be that of the Developers.

Disputes between the partners shall not affect the right of the owner in any manner whatsoever in the event of any such dispute the Developer from and/or its present partners shall be responsible to full fill its obligation under this Agreement.

#### 16.2 Specification of the New Building.

<b>Structure</b>	::	The building shall have a R.C.C frame structure of isolated spread footing/ combind footing i.e. as per B.S. Plan.
<b>Foundation</b>	::	P.C.C. (1:36) on 3" thick B.F.S.
<b>Bedding Brick Wall</b>	::	All exterior brick work shall be 8" thick which Brick of approved quality of C.M. (1:6). All partitions shall be 3" thick with bricks of approved quality of C.M. (1:4).
<b>Floor Bedding</b>	:	P.C.C. (1:3:6) floor bedding 4" thick (average) over 3' thick soling in ground floor.
<b>Floor Finishing</b>	:	Ivory base tiles 2'-0"X2'-0" size or 2'-0"X2'-0" Marble.
<b>Skirting Dado, Etc.</b>	:	All floor with 4"high skirting in all rooms, kitchen and bath and 2" high door sill in baths only .
<b>Plaster</b>	:	The outside of the building will have sand-cement Plaster (1-4) 1/4 <sup>th</sup> thick (avg.) whereas

Rima Chaurasia  
Rohit Choudhary

CHOUHDARY CONSTRUCTION  
Sandeep Choudhary  
Partner

CHOUHDARY CONSTRUCTION  
Chanda Choudhary  
Partner



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
13 JAN 2025



		the inside and the ceiling plaster will be 1/2th thick (avg.) in CW. (1:4).
<b>Door &amp; Windows</b>	:	<p>1. Main Entrance Door : -</p> <ul style="list-style-type: none"><li>a) 35mm Wooden door varnished both side.</li><li>b) Sal wood door frame.</li><li>c) Tower bolt from inside.</li><li>d) Electric bell point.</li><li>e) Godrej night latch.</li><li>f) Telescopic pee Hole.</li><li>g) Brass Handle both side.</li><li>h) Hatch Bolt.</li></ul> <p><b>2. Other Doors : -</b></p> <ul style="list-style-type: none"><li>a) Finish flush door.</li><li>b) Sal wood door frame.</li><li>c) Steel/ Aluminium tower bolt from inside.</li><li>d) One (Ordinary) brass handle on one side fro Bed rooms only and one steel Hatch point.</li><li>e) P.V.C. doors Single sheet or Flush door and frames at both rooms with both side tower bolt.</li></ul> <p><b>3. Windows : -</b></p> <ul style="list-style-type: none"><li>a) Aluminium sliding windows with M.S. guard bar as per approved designed of architect and painted both sides.</li><li>b) All windows shall have pinned glass 3.5 mm thick.</li></ul>
<b>Paris &amp; Paining</b>	:	The Building shall be painted externally with Snowcem & weather coat. The inside of the flat shall be plaster of paris on the plaster surface.

Rima Chaurasia  
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Rajesh Choudhary  
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DISTRICT SUB REGISTRAR-III  
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<b>Toilet &amp; Kitchen</b>	:	<p><b>1. Toilet : -</b></p> <p>a) Western type white pan and one white PVC cistern of Hindwire make.</p> <p>b) One shower and two tap of ISI standard (ESSCO) alongwith geyser point.</p> <p>c) One white Hindware make wash basin with tap (white).</p> <p><b>2. W.C. : -</b></p> <p>a) One European type white commode and one white plastic cistern with seat cover.</p> <p>b) One shower and Two taps (ESSCO)</p> <p><b>3. Kitchen : -</b></p> <p>a) Steel sink.</p> <p>b) Two taps.</p> <p>c) One cooking platform of green marble (72"X20").</p> <p><b>4. Dining : -</b></p> <p>a) One white ISI standard wash with stand and tap.</p>
<b>Stair Case</b>	:	Stair case room will be provided with marble flooring, steel window and M.S. grill and Cabin for electric meter.
<b>Roof</b>	:	The roof will be Cast-in-situ mosaic on 4" Thick R.C.C. casting and 3'-0" hight parapet wall with

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DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

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		pillars at reasonable distance shall be provided all around the roof slab.
<b>ELECTRICAL INSTALLATIONS :</b> <b>All electrical lines will be concealed with copper wire and of I.S.I. Standard materials (Havels or Finolex wire)</b>		
<b>a) Each Bedroom</b>	:	2 light point, 1 fan point, 5 amp 1 plug point on switch board.
<b>b) Kitchen</b>	:	1 light point, 1 exhaust fan point, 15 amp. Plug point, one Aquaguard point.
<b>c) Living/Dining Room</b>	:	3 light point, 2 fan point, 15 Amps plug point for Freeze & 5 amps plug point for T.V. point.
<b>d) Toilet</b>	:	1 light point, 1 exhaust fan point, 15 amps for Geyser point.
<b>e) W.C.</b>	:	1 light point, 1 exhaust fan point.
<b>f) Verandah</b>	:	1 light point.

16.3 Time Frame of Building Completion: The Developer shall complete the new construction and render the same fit for habitation and occupation within a period not more than **24** (Twenty Four) months either from the date of execution of this agreement or from the date of transfer the possession of this existing property from this owners to developer whichever is later with a grace period of **3 (three)** months in case of any difficulty not being able to complete the same within the stipulated time.

#### 17. Miscellaneous:

17.1 No Partnership: The Owner and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the

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Rohit Choudhary

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Sonal Barackhondy  
Partner

CHOUHARY CONSTRUCTION  
Chanda Choudhary  
Partner



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Parties in any manner nor shall the parties constitute an association of persons.

17.2 During the continuance of this indenture the Owner shall not create any third party interest in the subject premises.

17.3 Additional Authority: It is understood that from time to time to facilitate the uninterrupted construction by the Developer, various deeds matters and thing not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owner Further, various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein. The Owner hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owner also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer PROVIDED THAT all such acts, deeds, matters and things do not in any way infringe on the rights of the Owner and/or go against the spirit of this Agreement. ✓

17.4 The Developer shall demolish the existing structure lying and situate on the Schedule Premises with prior intimation to the Owner and the Owner shall be entitled to appropriate the sale value of the salvage and the debris.

17.5 Further Acts: The Parties do all further acts deeds and thing as may be necessary to give complete and meaningful effect to this Agreement. ✓

Rima Chaurasia  
Rohit Choudhary

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Sopal Basal Choudhary  
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CHOUHARY CONSTRUCTION  
Chandn Choudhary  
Partner



DISTRICT SUB REGISTRAR-III  
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17.6 The Developer shall collect and realize all such amounts per unit (not being revenue receipts towards sale consideration) for the purposes of providing extra facilities and amenities in the Project together with other amounts and deposits towards maintenance, electrical infrastructure, HT/LT line, sinking fund (if any) and any other amenity which according to the Developer is necessary for the Project and/or which the Developer desires to introduce in the Project, however, the Owner shall not be called upon to pay any amount whatsoever to the Developer either on the above heads and/or any other account whatsoever.

17.7 Taxation: The Owner shall not be liable for any Income Tax, Wealth Tax, Service Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Owner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. Similarly the Developer shall not be liable for any Income Tax, Wealth Tax, Service Tax or any other taxes in respect of the Owner's Allocation and the Owner shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

17.8 Ground Rent and Wealth Tax: As and from the date of completion of the construction of New Building, the Transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of their respective Units.

Rima Chaurasia

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DISTRICT SUB REGISTRAR-III  
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**18. Default:**

18.1 In the event any of the parties herein fails and/or neglects to perform any of their obligations under this Agreement, then the aggrieved party shall be entitled to refer the matter to arbitration by the Arbitrator to be appointed by the Advocate of the Project under the Provisions of the Arbitration & Conciliation Act, 1996.

**19. Force Majeure:**

19.1 Meaning of: Force Majeure shall mean flood, earthquake, riot, war, cyclone tempest, civil commotion, strike, delay in any permission by any statutory authority and/or their event beyond the control of the Parties (Force Majeure).

19.2 No Liability: The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of such obligation is prevented by the existence of force Majeure and the performance of such obligation shall be suspended during force Majeure.

**20. Reservation of Rights:**

20.1 Forbearance: No forbearance, indulgence or relaxation by any Party at any time to require performance of any of the provisions of this Agreements shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision.

20.2 No Waiver : Any waiver or acquiescence by any Party of any breach of any of the provision of this Agreement shall not be construed as a waiver or acquiescence to or recognition of rights and/or position other than as expressly stipulated in this Agreement.

Rima Chaurasia

Rohit Choudhary

CHOUHARY CONSTRUCTION

Sajal Prasad Choudhary  
Partner

CHOUHARY CONSTRUCTION

Chandan Choudhary  
Partner



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
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**21. Waiver:**

21.1 Right to Waiver: Any term or condition this Agreement may be waived at any time by the Party who is entitled to the benefit thereof, Such waiver must be in writing and must be executed by such Party.

21.2 No Continuing Waiver: A waiver on occasion will not be deemed to be of the same or any breach or non-fulfillment on a future occasion. No omission or delay on the part of either Party to require one and punctual performance of obligation by the other Party shall constitute a waiver of such obligation of the other Party or the due and punctual performance thereof by such other party and it shall not in any manner constitute a continuing waiver and/or as a waiver of other breaches of the same or other (similar r otherwise) obligation hereunder or as a waiver of any right or remedy that such Party may otherwise have in law or in equity.

**22. Governing Laws:**

22.1 Between the Parties: This Agreement and the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India.

22.2 By Parties: The Parties shall abide by the laws of India and all applicable local laws with respect to the subject matter of this Agreement, to ensure that there is no contravention. If there is any contravention, either Party may, by written notice, call upon the other to ensure compliance with requirements as per applicable laws. Any penalties levied by the Government, State or Central, Municipal Body etc. as a result of non-compliance by either Party, will be borne by the defaulting Party.

Rima Chaurasia  
Rohit Choudhary

CHOUDHARY CONSTRUCTION  
Sapal Prasad Choudhary  
Partner

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Chandan Choudhary  
Partner



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS.. ALIPORE

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**23. Notice:**

23.1 Mode of Service :Any notice, consent, approval, demand, waiver or communication required or permitted hereafter shall be in writing and shall be deemed given/effective or delivered to the person personally, at the time of delivery or if sent by registered or certified mail at the address as mentioned above.

**24. Arbitration:**

All disputes and differences between the parties hereto regarding the constructions or interpretation of any of the terms and conditions herein contained or touching these presents and/ or the said properties or determination of any liability shall be referred to the arbitration under the Arbitration and Conciliation Act 1996 or any other statutory modification or enactment for the time being in force and the award of the Arbitrator. In connection with the said arbitration, the parties have agreed and declared as follows:-

- (a) The arbitration shall be held at Kolkata in English language.
- (b) The Arbitral Tribunal shall have summary powers and will be entitled to lay down their own procedure.
- (c) The Arbitral Tribunal will be at liberty to give interim orders and/or directions.
- (d) The Arbitral Tribunal shall be entitled to rely on oral submissions made by the parties and to pass awards and/or directions based on such oral submissions.
- (e) The Arbitral Tribunal will be at liberty to award compensation and the parties have agreed not to challenge the authority of the Arbitrators in awarding such compensation.

Rima Chaurasia

Rohit Choudhary

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Sonal Prasad Choudhary  
Partner

CHOUDHARY CONSTRUCTION

Chetan Choudhary  
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DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

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**25. Jurisdiction:**

26. All disputes will be subject to the competent Civil Courts having jurisdiction.

**27. Rules of Interpretation:**

27.1 Headings: Headings have been inserted at various places merely for convenience of reference and are not intended to impact the interpretation or meaning of any clause.

27.2 Presumptions Rebutted : It is agreed that all presumptions, which may arise in law at variance with the express provisions of this Agreement stand rebutted and that no presumptions will adverse to the right title and interest of the Parties in the premises.

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

**(FIRST SCHEDULE)**

**(PREMISES)**

**ALL THAT** piece or parcel of land measuring 3 Cottahs (more or less) being Plot No.P-24 along with one R.T. shed residential structure measuring more or less 100 square feet standing thereon comprised in C.S. Dag Nos. 525, R.S. Khatian No.227, Mouza- Italgata, Pargana- Magura, J.L. No.10, Touzi No. 53, within the limits of ward No.116 of Kolkata Municipal Corporation, being Municipal Holding No. 125/115, P.N. Mitra Brick Field Road, Police Station - Behala, presently being Municipal premises No.191, P.N. Mitra Brick Field Road, Police

Rima Chaurasia  
Rohit Choudhary

CHOUHARY CONSTRUCTION  
Sopel Bared Choudhary  
Partner

CHOUHARY CONSTRUCTION  
Chandan Choudhary  
Partner



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS.. ALIPORE

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Station - Behala, Kolkata 700008, in the District of South 24 Parganas. Assessee No.41-116-12-0191-5 on which a **G+III** storied building shall be erected the said property is butted and bounded by: -

**ON THE NORTH :** By Plot No. 25 and  
**ON THE SOUTH :** By Plot No. 23 and  
**ON THE EAST :** By Plot No. 10 and 11 and  
**ON THE WEST :** By P.N. Mitra Brick Field Road;

**:- SCHEDULE - 'B' ABOVE REFERRED TO :-**

**(SECOND SCHEDULE )**

**(OWNERS' ALLOCATION)**

Owners' allocation shall be 30% of the constructed saleable area/space flat/unit to be constructed on the Schedule Land together with undivided proportionate share in the land attributable thereto and together with the right over common areas and portions of the aforesaid multistoried building on the top floor .

**:- SCHEDULE - 'C' ABOVE REFERRED TO :-**

**( THIRD SCHEDULE )**

**(DEVELOPER'S ALLOCATION)**

**Developer's Allocation** Developer's Allocation shall comprise of the **entire** constructed saleable area/space **excluding owners** areas and portions which comprise of the flat unit, saleable spaces at the ratio of 30% at top **Floor** of the new building.

Rima Chaurasia

Rohit Choudhary

CHOUDHARY CONSTRUCTION

Sapal Prasad Choudhary  
Partner

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Chandan Choudhary  
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DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

13 JAN 2025



**:- SCHEDULE - 'D' ABOVE REFERRED TO :-**

**(FOURTH SCHEDULE)**

**(PARTICULARS OF COMMON AREAS AND FACILITIES)**

1. The open space around the building comprising the entrance therein, the staircase on all floors including the landing thereof.
2. The foundation columns, gutters, beams, supports, main walls.
3. The main entrance of the premises as well as of the building.
4. Common passage and lobby on the ground floor.
5. The electric meter room and the main electric connection in the premises.
6. Overhead reservoirs.
7. Water pump, water tanks, pipes and other common plumbing, installations and all other water supply equipments.
8. Drainage and sewerage systems.
9. Boundary walls and such other common parts, areas, equipments, installations, fixtures, fittings and spaces in or about the main building as are necessary for passage in user and occupancy of the flats in common and as are specified expressly as common parts after construction of the building.
10. The front side roof of the building, on which the water reservoirs are installed but subject to the covenant that the Flat Owner/occupiers or persons claiming through or under them will have no right to make any construction of any nature, whether temporary or permanent, to place/keep any personal article, use the same as garden, to create any hindrance in the matter of user of the said roof.

Rima Chaurasia

Rohit Choudhary

CHOUHARY CONSTRUCTION

Sandeep Choudhary  
Partner

CHOUHARY CONSTRUCTION

Chetan Choudhary  
Partner



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

13 JAN 2025

IN WITNESS WHEREOF the parties hereinto put their respective  
Signature & Seals on the Day Month & Year first above written

**WITNESSES:-**

1. *Atanu Biswa*  
161 Dr. B.C. Roy  
Kolkata - 700149

*Rima Chaurasia*  
*Rohit Choudhary*

**SIGNATURE OF THE OWNERS**

2. *Arijit Mondal*  
48, Bhatsala, B.B.T. Road,  
P.O. - Brace Bridge, Kolkata - 700088.

**CHOUDHARY CONSTRUCTION**  
*Sonal Banad Choudhary*  
Partner

**CHOUDHARY CONSTRUCTION**  
*Chandan Choudhary*  
Partner

**SIGNATURE OF THE DEVELOPER**

Drafted by me :-

*Amit Das*  
W.B. 186/93

**Amit Das**  
Advocate  
High Court,  
Kolkata - 700001.

CHODHARY CONSTRUCTION

Partner

CHODHARY CONSTRUCTION

Partner



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

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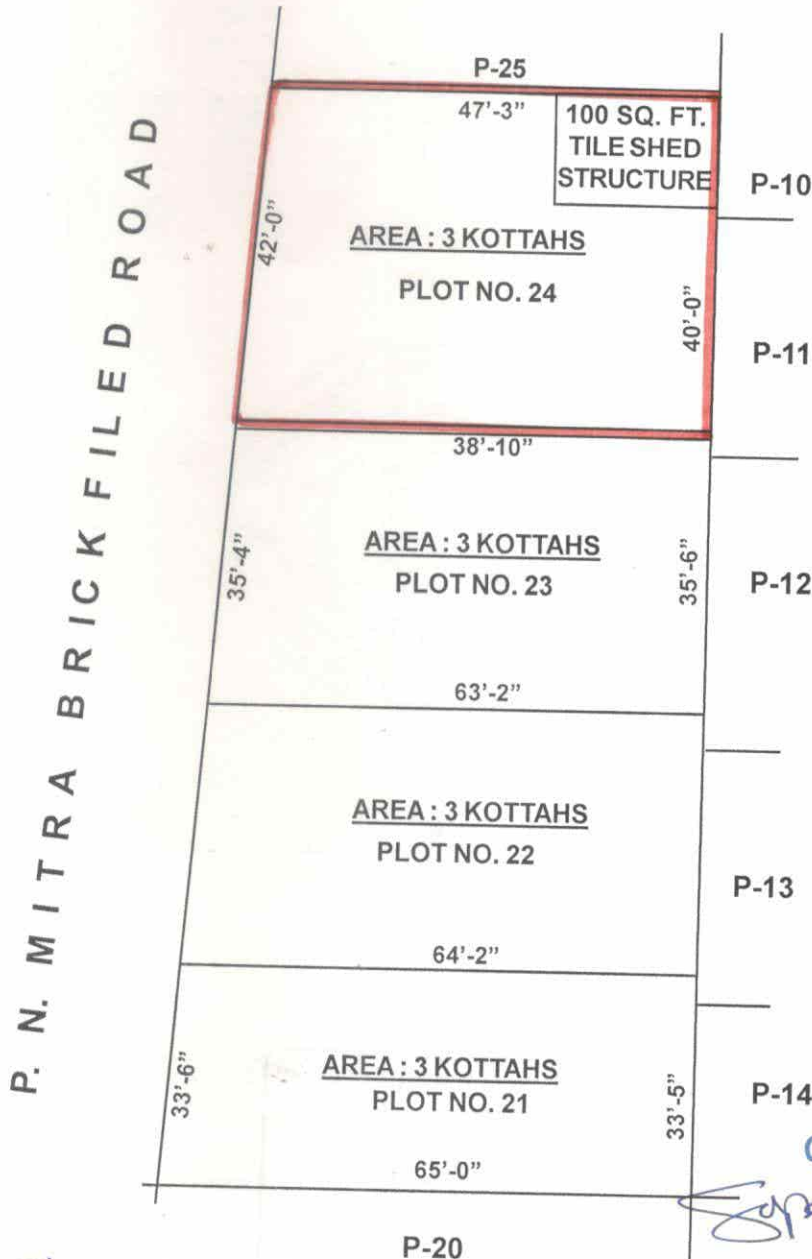
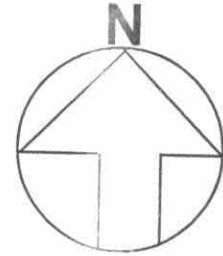


SITE PLAN OF LAND WITH STRUCTURE UNDER MOUZA- ITALGHATA, PLOT NO.P-24,  
PARGANA- MAGURA, J.L. NO.10, C.S. DAG NO.525, R.S. KHATIAN NO.227, MUNICIPAL  
HOLDING NO.125/115, P.N. MITRA BARICK FIELD ROAD, PRESENTLY 191, P.N. MITRA  
BRICK FIELD ROAD, P.S. BEHALA, KOLKATA-700008 UNDER KOLKATA MUNICIPAL  
CORPORATION IN WARD NO.116, ASSESSEE NO. 41-116-12-0191-5, DISTRICT- SOTUH  
24-PARGANAS .

LAND AREA: 3 (THREE) COTTAHS (M/L)

STRUCTURE : 100 SQ. FT. (M/L)

SHOWN IN RED BORDER



*Rima Chaurasia*

*Robit Choudhary*

SIG. OF THE OWNERS

CHoudhary CONSTRUCTION

*Sapal Basal Choudhary*

Partner

CHoudhary CONSTRUCTION

*Chandan Choudhary*

Partner

SIG. OF THE DEVELOPER



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS.. ALIPORE

13 JAN 2025

CHODHARY CONSTRUCTION

CHODHARY CONSTRUCTION

# SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand

Right Hand

ROHIT CHOUDHARY

Name

Signature

Rohit Choudhary



Left Hand

Right Hand

RIMA CHAURASIA

Name

Signature

Rima Chaurasia



Left Hand

Right Hand

GOPAL PRASAD CHOUDHARY

Name

Signature

Gopal Prasad Choudhary



Left Hand

Right Hand

CHANDAN CHOUDHARY

Name

Signature

Chandan Choudhary

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

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

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



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

13 JAN 2025





ভারত সরকার  
GOVERNMENT OF INDIA



অরিত্ত মণ্ডল  
Arijit Mondal  
জন্ম সাল / Year of Birth : 1990  
পুরুষ / Male



2494 9884 2468

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
S/O কার্তিক মণ্ডল, ৪৮, ভাতশালা  
মহেশতলা, মহেশতলা, কলকাতা,  
পশ্চিমবঙ্গ, ৭০০০৪৪

Address:  
S/O Kartick Mondal, 48,  
Bhatshala Maheshtala, Ma-  
heshtala, Kolkata, Brace  
Bridge, West Bengal, 700088

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

Arijit Mondal.

### Major Information of the Deed

Deed No :	I-1603-00516/2025	Date of Registration	13/01/2025
Query No / Year	1603-2003248197/2024	Office where deed is registered	
Query Date	23/12/2024 2:11:23 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	B DAS Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8777633623, Status :Solicitor firm		
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. 24,29,998/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,120/- (Article:48(g))		Rs. 53/- (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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: P. N. Mitra, Brick Field Road, , Premises No: 191, , Ward No: 116 Pin Code : 700008

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	3 Katha		23,99,998/-	Property is on Road
Grand Total :				4.95Dec	0 /-	23,99,998 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	0 /-	30,000 /-	

**Land Lord Details :**



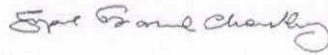



Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr ROHIT CHOUDHARY</b> Son of Mr GOPAL PRASAD CHOUDHARY Executed by: Self, Date of Execution: 13/01/2025 , Admitted by: Self, Date of Admission: 13/01/2025 ,Place : Office	<b>Photo</b>  13/01/2025	<b>Finger Print</b>  LTI 13/01/2025	<b>Signature</b>  13/01/2025
20/8A, S. N. ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: ACxxxxxx9A, Aadhaar No: 34xxxxxxxx9713, Status :Individual, Executed by: Self, Date of Execution: 13/01/2025 , Admitted by: Self, Date of Admission: 13/01/2025 ,Place : Office				
2	<b>Name</b> <b>Mrs RIMA CHAURASIA</b> Wife of Mr MANOJ KUMAR CHAURASIA Executed by: Self, Date of Execution: 13/01/2025 , Admitted by: Self, Date of Admission: 13/01/2025 ,Place : Office	<b>Photo</b>  13/01/2025	<b>Finger Print</b>  LTI 13/01/2025	<b>Signature</b>  13/01/2025
15B, PRIYANATH MULLICK ROAD, City:- , P.O:- KALIGHAT, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: ACxxxxxx2D, Aadhaar No: 49xxxxxxxx9183, Status :Individual, Executed by: Self, Date of Execution: 13/01/2025 , Admitted by: Self, Date of Admission: 13/01/2025 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>CHOUDHARY CONSTRUCTION</b> 22, 20/8, S. N. ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Date of Incorporation:XX-XX-2XX4 , PAN No.: AAxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



# Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr GOPAL PRASAD CHOUDHARY (Presentant )</b> Son of Mr RAM CHANDRA CHOUDHARY Date of Execution - 13/01/2025, , Admitted by: Self, Date of Admission: 13/01/2025, Place of Admission of Execution: Office	<b>Photo</b>  <small>Jan 13 2025 1:14PM</small>	<b>Finger Print</b>  Captured <small>LTI 13/01/2025</small>	<b>Signature</b>  <small>13/01/2025</small>
20/8A, S. N. ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: ACxxxxxx6H, Aadhaar No: 76xxxxxxxx3354 Status : Representative, Representative of : CHOUDHARY CONSTRUCTION (as PARTNER)				
2	<b>Name</b> <b>Mr CHANDAN CHOUDHARY</b> Son of Mr GOPAL PRASAD CHOUDHARY Date of Execution - 13/01/2025, , Admitted by: Self, Date of Admission: 13/01/2025, Place of Admission of Execution: Office	<b>Photo</b>  <small>Jan 13 2025 1:14PM</small>	<b>Finger Print</b>  Captured <small>LTI 13/01/2025</small>	<b>Signature</b>  <small>13/01/2025</small>
20/8A, S. N. ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: AExxxxxx0K, Aadhaar No: 44xxxxxxxx5472 Status : Representative, Representative of : CHOUDHARY CONSTRUCTION (as PARTNER)				

# Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr ARIJIT MONDAL</b> Son of Mr KARTICK MONDAL BHATSHALA, City:- , P.O:- BRACE BRIDGE, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141	 <small>13/01/2025</small>	 Captured <small>13/01/2025</small>	 <small>13/01/2025</small>
Identifier Of Mr ROHIT CHOUDHARY, Mrs RIMA CHAURASIA, Mr GOPAL PRASAD CHOUDHARY, Mr CHANDAN CHOUDHARY			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ROHIT CHOUDHARY	CHOUDHARY CONSTRUCTION-2.475 Dec
2	Mrs RIMA CHAURASIA	CHOUDHARY CONSTRUCTION-2.475 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ROHIT CHOUDHARY	CHOUDHARY CONSTRUCTION-50.00000000 Sq Ft
2	Mrs RIMA CHAURASIA	CHOUDHARY CONSTRUCTION-50.00000000 Sq Ft

**Endorsement For Deed Number : I - 160300516 / 2025**

**On 13-01-2025**

**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 : 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 12:52 hrs on 13-01-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr GOPAL PRASAD CHOUDHARY ..

**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 24,29,998/-

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

Execution is admitted on 13/01/2025 by 1. Mr ROHIT CHOUDHARY, Son of Mr GOPAL PRASAD CHOUDHARY, 20/8A, S. N. ROY ROAD, P.O: SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 2. Mrs RIMA CHAURASIA, Wife of Mr MANOJ KUMAR CHAURASIA, 15B, PRIYANATH MULLICK ROAD, P.O: KALIGHAT, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Indetified by Mr ARIJIT MONDAL, , , Son of Mr KARTICK MONDAL, BHATSHALA, P.O: BRACE BRIDGE, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by profession Service

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

Execution is admitted on 13-01-2025 by Mr GOPAL PRASAD CHOUDHARY, PARTNER, CHOUDHARY CONSTRUCTION, 22, 20/8, S. N. ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Indetified by Mr ARIJIT MONDAL, , , Son of Mr KARTICK MONDAL, BHATSHALA, P.O: BRACE BRIDGE, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by profession Service

Execution is admitted on 13-01-2025 by Mr CHANDAN CHOUDHARY, PARTNER, CHOUDHARY CONSTRUCTION, 22, 20/8, S. N. ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Indetified by Mr ARIJIT MONDAL, , , Son of Mr KARTICK MONDAL, BHATSHALA, P.O: BRACE BRIDGE, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 10/01/2025 9:12PM with Govt. Ref. No: 192024250352372168 on 10-01-2025, Amount Rs: 21/-, Bank: SBI  
EPay ( SBlePay), Ref. No. 4040034937715 on 10-01-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 5,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 930, Amount: Rs.100.00/-, Date of Purchase: 06/01/2025, Vendor name: T KR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 10/01/2025 9:12PM with Govt. Ref. No: 192024250352372168 on 10-01-2025, Amount Rs: 5,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 4040034937715 on 10-01-2025, 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**

Volume number 1603-2025, Page from 20609 to 20649  
being No 160300516 for the year 2025.



Shaw

Digitally signed by Debasish Dhar  
Date: 2025.01.15 15:14:13 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 15/01/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.