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

District Sub-Register-III  
Alipore, South 24-parganas  
21.01.2022

### DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 20<sup>th</sup> day of January, Two Thousand Twenty Two (2022).

BETWEEN  
**SYNERGY CONSULTANTS**

  
Proprietor

29 NOV 2021


39548

NO. .... DATE .....  
SOLD TO ..... S. DAS  
ADDRESS ..... Advocate  
High Court Calcutta  
RS. 50/-

CODE NO. (1967)  
LICENCED NO.  
20 & 204 / 1973

ANJUSHREE BANERJEE  
L. S. VENDOR (O/S)  
HIGH COURT, KOLKATA-700

29 Nov 2021

  
(CHIRADEEP BHATTACHARYA)

 406  


 407  
Gouri Chatterjee

 408  
Abhijit Bhattacharya

 409



DISTRICT SUB REGISTRAR-III  
SOUTH 24 P.S., ALIPORE  
21 JAN 2022

SYNERGY CONSULTANTS  
Proprietor

Samarash Das  
Advocate  
s/o Somesh Ch. Das  
High Court, Calcutta-2.



**(1) SMT. GOURI CHATTERJEE** (PAN-AEWPC1992H) (Aadhaar No.6925 2677 3613), wife of Late Rabindra Nath Chatterjee, daughter of Late Jnaneswar Bhattacharya, by faith-Hindu, by occupation-Landlady, by Nationality- Indian and **(2) SRI ABHIJIT BHATTACHARJEE** (PAN-AEDPB7043R) (Aadhaar No.9016 4165 5067), son of Late Rajendra Lal Bhattacharjee, by faith-Hindu, by occupation-Landlord, by Nationality- Indian, both are residing at 1, Tilak Road, P.O. Sarat Bose Road, P.S. Rabindra Sarobar, Kolkata-700029, District 24 Parganas (South), hereinafter jointly and collectively called and referred to as the **OWNERS/VENDORS** (which expression shall unless repugnant to the context be deemed to mean and include their respective legal heirs, heiresses, legal representatives, successors, legal administrators and assigns) of the **ONE PART.**

**AND**

**SYNERGY CONSULTANTS** (PAN AHTPB0194Q) a proprietorship firm having its registered office at 45/26, Manick Bandopadhyay Sarani, P.O. & P.S. Regent Park, Kolkata- 700040 represented by its proprietor **SRI CHIRADEEP BHATTACHARYA** (PAN-AHTPB0194Q) (Passport No.P6161690), son of Late Chiranjib Bhattacharya, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 45/26, Manick Bandopadhyay Sarani, P.O. & P.S. Regent Park, Kolkata- 700040, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its present partners, successors-in- office, successors-in-interest, administrators, representatives and assigns) of the **OTHER PART.**



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
21 JAN 2012

**WHEREAS** by a Conveyance dated the 13<sup>th</sup> day of March, 1933 and registered in Book No.1, Volume No.33, Pages from 217 to 219, Being No.1816, in the office of the District -Sub-Registrar of Twenty Four Parganas Alipore made between the Trustees for the Improvement of Calcutta therein referred to as the "Board" of the one Part and one Narendra Chandra Bhattacharya therein described as "purchaser" of the Other Part, the Board for the consideration therein mentioned sold, granted and conveyed **ALL THAT** piece and parcel of revenue free land hereditaments and Premises contained an area of Eight Cottahs and Fifteen Square Feet more or less situate lying at and being plot No.393 of the Surplus land in the Improvement Scheme No.XV(B) in the District of Twenty Four Parganas Alipore and within the Municipal Limits of the town of Calcutta and more particularly described in the schedule thereunder written.

**AND WHEREAS** the said Narendra Nath Bhattacharya thereafter erected a partly four and partly three storied building on the said land hereditaments and premises.

**AND WHEREAS** the said plot of land hereditaments and premises being Plot No.393 of the Calcutta Improvement Scheme No.XV(B) **TOGETHER WITH** the building erected thereon was thereafter assessed and numbered by the corporation of Calcutta as premises No.1, Tilak Road, P.S. previously Tollygunge presently Rabindra Sarobar, Kolkata- 700029.

**AND WHEREAS** by a conveyance dated the 6<sup>th</sup> November 1942 for the consideration therein mentioned the said Narendra Chandra Bhattacharya granted transferred and conveyed his absolute right title and interest in the said premises No.1, Tilak Road, Kolkata- 700029



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
21 JAN 2022



more fully and particularly described in the schedule therein to Smt. Benarasi Debi Lath and the said Deed was registered before the Sub-Registrar Alipore and recorded in Book No.1, Volume No.80, Pages from 97 to 103, Being No.3101, for the year 1942.

**AND WHEREAS** Smt. Benarasi Debi Lath since the date of her aforesaid purchase is in possession of the said property and is thus absolutely seized and possessed or otherwise well and sufficiently entitled to the said premises No.1, Tilak Road, Kolkata- 700029 fully described in the Schedule thereunder and hereunder written free from encumbrances.

**AND WHEREAS** Smt. Benarasi Debi Lath while seized, possessed and enjoying the aforesaid 8 Cottah 15 sq. ft. of bastu land alongwith partly three and partly four storied building lying and situated at 1, Tilak Road, Kolkata- 700029 due to some unavoidable circumstances sold, conveyed and transferred the aforesaid property as the Vendor therein with the confirmation of Motilal Lath as the Confirming Party therein by an Indenture of Conveyance dated 16.08.1972 which was registered in the Office at District Sub- Registrar of Alipore at Alipore, 24 Parganas and recorded in Book No.1, Volume No.86, page from 32 to 40, being No.3532 for the year 1972 in favour of Smt. Bimala Bala Bhattacharjee and her two daughters namely Smt. Uma Rani Bhattacharjee and Smt. Gouri Chatterjee the joint purchasers therein.

**AND WHEREAS** Smt. Bimala Bala Bhattacharjee while, seized, possessed and enjoying the aforesaid property lying and situated at 1, Tilak Road, P.S. previous Tollygunge presently Rabindra Sarobar, Kolkata- 700029 as undivided 1/3<sup>rd</sup> share holder Smt. Bimala Bala



DISTRICT SUB REGIS. (DAR-II)  
SOUTH 24 PGS ALIPORE  
21 JAN 2022



Bhattacharjee died intestate on 12.04.1988 leaving behind surviving her two married daughters namely Uma Rani Bhattacharjee alias Uma Bhattacharjee and Smt. Gouri Chatterjee as her legal heirs, heiresses and successors as her husband Jnaneswar Bhattacharya died intestate on 17.08.1986.

**AND WHEREAS** by the aforesaid way of inheritance and purchase Uma Rani Bhattacharjee alias Uma Bhattacharjee and Smt. Gouri Chatterjee jointly became the absolute owner of 8 Cottah 15 sq. ft. of bastu land alongwith partly three and partly four storied building lying and situated at Premises No. 1, Tilak Road, P.S. previous Tollygunge presently Rabindra Sarobar, Kolkata- 700029 and Uma Rani Bhattacharjee alias Uma Bhattacharjee individually became the owner of undivided  $\frac{1}{2}$ (half) share of the entire property and Smt. Gouri Chatterjee individually became the owner of undivided  $\frac{1}{2}$ (half) share of the entire property.

**AND WHEREAS** while seized, possessed and enjoying the undivided  $\frac{1}{2}$ (half) share of the entire property Uma Rani Bhattacharjee alias Uma Bhattacharjee died intestate on 01.12.2007 leaving behind surviving his only son Sri Abhijit Bhattacharjee and two married daughters Smt. Dipa Bhattacharjee and Smt. Indrani Banerjee as her only legal heirs, heiresses and successors as per Hindu Succession Act, 1956 as his husband Rajendra Lal Bhattacharjee predeceased her on 26.10.1980.

**AND WHEREAS** by the aforesaid way of inheritance Sri Abhijit Bhattacharjee became the owner of undivided  $\frac{1}{6}$ <sup>th</sup> share holder of the entire property lying and situated at 1, Tilak Road, P.S. previous Tollygunge presently Rabindra Sarobar, Kolkata- 700029 and Smt.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE  
21 JAN 2021

Dipa Bhattacharjee became the owner of undivided 1/6<sup>th</sup> share holder of the entire property lying and situated at 1, Tilak Road, P.S. previous Tollygunge presently Rabindra Sarobar, Kolkata- 700029 and Smt. Indrani Banerjee became the owner of undivided 1/6<sup>th</sup> share holder of the entire property lying and situated at 1, Tilak Road, P.S. previous Tollygunge presently Rabindra Sarobar, Kolkata- 700029.

**AND WHEREAS** Smt. Dipa Bhattacharjee and Smt. Indrani Banerjee as the owners of undivided 2/6<sup>th</sup> share holder of the entire property lying and situated at Premises No. 1, Tilak Road, P.S. previous Tollygunge presently Rabindra Sarobar, Kolkata- 700029 due to natural love and affection jointly decided to gift their undivided 2/6<sup>th</sup> share in favour of their brother Sri Abhijit Bhattacharjee by a Deed of Gift which was registered in the office at Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.1, Volume No.1904-2022, pages 52587 to 52624, being No. 190417381 for the year 2021.

**AND WHEREAS** by the aforesaid way of inheritance and gift Sri Abhijit Bhattacharjee became the owner of undivided 1/6<sup>th</sup> + undivided 2/6<sup>th</sup> i.e. undivided ½(half) share of the entire property lying and situated at Premises No. 1, Tilak Road, P.S. previous Tollygunge presently Rabindra Sarobar, Kolkata- 700029.

**AND WHEREAS** Smt. Gouri Chatterjee and Abhijit Bhattacharjee jointly became the absolute owners of ALL THAT piece and parcel of bastu land measuring more or less 8 Cottah 15 sq. ft. alongwith partly three and partly four storied building standing thereon lying and situated at Municipal Premises No. 1, Tilak Road, P.S. previous Tollygunge presently Rabindra Sarobar, Kolkata- 700029.





DISTRICT SUB REGISTRAR-III  
SOUTH 24 PARGANAS ALIPORE  
21 JAN 2021





DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
21 JAN 2022







DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
21 JAN 2011







DIRECT SUB REGISTRAR  
SOUTH 24 PCE ALIPORE  
21 JAN 2022





Office of the Dist. Sub-Registrar-III  
South 24 Pgs. Alipore  
21 JAN 2022





DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
21 JAN 2022







DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE  
21 JAN 2022

**AND WHEREAS** while seized, possessed and enjoying the aforesaid property Smt. Gouri Chatterjee and Abhijit Bhattacharjee mutated their names in the records of The Kolkata Municipal Corporation by paying upto date taxes and levies relating to Municipal Premises No. 1, Tilak Road, P.S. previous Tollygunge presently Rabindra Sarobar, Kolkata- 700029, Ward No.85, vide Assessee No.11-085-24-0001-8, District 24 Parganas (South).

**AND WHEREAS** Smt. Gouri Chatterjee and Abhijit Bhattacharjee as joint owners and are in lawful possession and absolutely seized and possessed of or otherwise sufficiently entitled to **ALL THAT** the said land more fully described in the First schedule below free from any encumbrances and having a clear and good marketable title.

**AND WHEREAS** the Owners for beneficial use and commercial exploitation of the First Schedule mentioned property decided to construct G+V Storied building over the said property in accordance with the sanctioned building plan to be sanctioned by the K.M.C. or any other competent authorities.

**AND WHEREAS** the said Owners herein acquired the absolute right, title, interest and possession in respect of the said Bastu land and they have a good marketable title and the below schedule mentioned land is free from all encumbrances, liens, lispences, attachments and trust whatsoever and the Owners herein are well seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said plot of land.

**AND WHEREAS** upon the aforesaid representation of the Owners and on verification of title of the Owners concerning the said abovementioned First Schedule property, the Developer has agreed to



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE  
21 JAN 2022

develop the said plot of land in accordance with the sanctioned building plan on the terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed and declared by and between the parties hereto as follows :-

1. **Definition** : Unless there is anything repugnant to the subject or context:

- (a) **OWNERS** shall mean (1) **SMT. GOURI CHATTERJEE** and (2) **SRI ABHIJIT BHATTACHARJEE** both residing at 1, Tilak Road, P.O. Sarat Bose Road, P.S. Rabindra Sarobar, Kolkata- 700029, District 24 Parganas (South) and their heirs, executors, administrators and legal representatives.
- (b) **DEVELOPER** mean **SYNERGY CONSULTANTS** and its heirs, executors, successor- in- office, administrators, representatives and assigns.
- (c) **TITLE DEED** shall mean all the documents referred to hereinafter in clause of the recital.
- (d) **PREMISES** shall mean the premises which is morefully and particularly mentioned and described in the first schedule hereunder written.
- (e) **BUILDING** shall mean the proposed G+V storied building or buildings to be constructed on the said plot of land.
- (f) **BUILT-UP-AREA** shall mean this total constructed area including the measurement thickness of wall of the building as per sanction plan.





OFFICE OF THE DIST. SUB-REGISTRAR-III  
SO. UNIT 21 PGS, ALIPORE  
21 JAN 2022

- (g) **COMMON FACILITIES AND AMENITIES** shall include corridors, stair-ways, stair, roof, lift, lift room, passage ways, driveways, boundary walls, common lavatories, pump room, tube -well, underground water reservoir, overhead water tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenances and/or management of the building.
- (h) **SALEABLE SPACE** shall mean the space in the Building available for independent use and occupation after making due provisions for common facilities and the space required therefore.
- (i) **OWNERS' ALLOCATION** : (a) Smt. Gouri Chatterjee shall get and own 2(two) self contained flats completed in all respect out of which one Flat No.3A, on the Third Floor, measuring 1623 sq. ft. including 25% super built up area and another flat No.3B, measuring 779 sq. ft. including 25% super built up area alongwith two covered car parking spaces and one servant quarter on the Ground Floor of the proposed G+V storied building morefully and particularly and described in the Second Schedule hereunder written together with undivided proportionate impartible share or interest of the land underneath the said building alongwith all other common areas and facilities morefully and particularly mentioned in the Fifth and Sixth Schedule hereunder written (b) Sri Abhijit Bhatacharjee shall get and own 2(two) self contained flats completed in all respect out of which one Flat No.2A, on the Second Floor, measuring 1576 sq. ft. including 25% super built



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS, ALIPORE  
21 JAN 2022

up area and another flat No.2B, measuring 826 sq. ft. including 25% super built up area alongwith two covered car parking spaces and one servant quarter on the Ground Floor of the proposed G+V storied building morefully and particularly and described in the Second Schedule hereunder written together with undivided proportionate impartible share or interest of the land underneath the said building alongwith all other common areas and facilities morefully and particularly mentioned in the Fifth and Sixth Schedule hereunder written.

That apart from the aforesaid flats and covered car parking spaces the Developer shall be bound to pay a sum of Rs.40,00,000/- (Rupees Forty Lac) only towards non refundable amount on the day of signing of this Development Agreement.

- (j) **DEVELOPERS' ALLOCATION** shall get the entire constructed area i.e. the Flats, open and covered car parking spaces, servant quarters except the owners' allocation and also except the Ground Floor commercial space (Road facing) which is allotted to the tenant as per sanction building plan approved by the Kolkata Municipal Corporation alongwith undivided proportionate impartible share or interest of the land underneath the building with all other common areas and facilities morefully and particularly mentioned in the Fifth & Sixth Schedule hereunder written.
- (k) **THE ARCHITECT/L.B.S.** shall mean such person who may be appointed by the Developer for both designing and planning the building on the said premises.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE  
21 JAN 2021



- (l) **BUILDING PLAN** would mean such plan prepared by the Architect / L.B.S. for the construction of the building and sanctioned by the Kolkata Municipal Corporation or any other competent authorities as the case may be.
- (m) **TRANSFER** with its grammatical variations shall include possession under an Agreement or part performance of a Contract and by any other means and also as defined u/s 2(47)(i) to (vi), 269UA (A) F (I) D(II) of the Income- Tax Act, 1961 although the same may not amount to a transfer within the meaning of transfer of Property Act, 1882.
- (n) **TRANSFeree** shall mean a person, firm, limited company, Association of persons, or body of individuals to whom any space in the Building has been transferred.
- (o) Words importing singular shall include plural and vice versa.
2. **THIS AGREEMENT** shall be deemed to have commenced on and from the date of execution of this Agreement.
3. **THE OWNERS DECLARE AS FOLLOWS :**
- a) That they are absolutely seized and possessed of and/or well and sufficiently entitled to the said premises.
- b) That the said Premises is free from all encumbrances and the Owners have a marketable title in respect of the said premises.
- c) That the said premises is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.



THE DIST. SUB REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
21 JAN 2022

- d) That there is no excess vacant land at the said premises within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- e) That there is no legal impediment for the Owners to obtain the Certificate under Section 230(A)(1) of the Indian Income Tax Act, 1961.

4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as follows:

- a) That the Owners hereby grant exclusive right to the Developer to undertake new construction on the said premises G+V Storied Building in accordance with the plan or plans to be sanctioned by the K.M.C or any other Competent Authorities.
- b) That all applications, plan, and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners at the Developers' own costs and expenses.
- c) That nothing herein contained shall be construed as a demise or assignment or conveyance or as created any right title or interest in respect of the said premises in favour of the Developer other than an exclusive licence or right to the Developer to do or refrain from doing the acts and things in terms hereof and to deal with the Developer's allocation.
- d) That the developer will complete entire works of construction within 24 months from the date of handing over the vacant possession of the building except the ground floor, commercial



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
21 JAN 2022



space (road facing) which is occupied by the tenant. That if within the aforesaid period the said building is not completed in such circumstances a grace period of 6 (six) months shall be provided.

- e) That the developer shall be solely responsible to obtain NOC in respect of the construction of the said proposed G+V storied building from the said existing tenant.
- f) That the Owners shall grant to the Developer General Power of Attorney as may be required for the purpose of obtaining sanction of plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the K.M.C. and other authorities and the Developer shall sell out the entire constructed area except the owners' allocation and the Ground Floor commercial space for tenant.
- g) That upon completion of the new Building the Developer shall put the Owners in undisputed possession of the Owners Allocation TOGETHER WITH the right in common to the common facilities and amenities which shall always be a precondition to the delivery of possession and/or Registration of the Developer allocation in favor of intending purchasers.
- h) The owners and the Developer shall be exclusively entitled to their respective share of allocation in the Building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the other and the Land Owners shall not in any way interfere with



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE  
21 JAN 2022



or disturb the quiet and peaceful possession of the Developer allocation. Be it mentioned herein that for the purpose of GST and any other taxes and/or levies relating to the Owners' Allocation, the owners shall be bound to pay the same before the competent authority if applicable.

- i) That in so far as necessary all dealings by the Developer in respect of the Building including agreement for sale or transfer concerning Developer allocation shall be in the name of the Land Owners for which purpose the Owners undertake to give the Developer a Power of Attorney in a form and manner required by the Developer, PROVIDED HOWEVER the same shall not create any financial liability upon the Owners in any manner whatsoever.
- j) That the Owners shall execute the Deed of Conveyance or Conveyances in favour of the Developer or its nominee or nominees in such part of parts as shall be required by the Developer and all cost and expenses including stamps duty and registration Charges shall be borne and paid by the Developer or its nominee or nominees.
- k) That the Developer shall at its own costs construct and complete the new Building at the said premises in accordance with the sanction plan and conforming to such specifications as are mentioned in the Fourth Schedule hereunder written and as may be recommended by the Architect from time to time appointed for the purpose and it is hereby clearly understood that the decision of the Architect appointed by both Owners



OFFICE OF THE DIST. SUB-REGISTRAR III  
SOUTH 24 PGS, ALIPORE  
21 JAN 2022

and Developer regarding the quality of the materials shall be final and binding on the parties hereto.

- l) That the Developer shall provide at its own costs pump motor, water storage tanks, Overhead reservoirs, electric wiring and installations and other facilities as are required to be provided in the new building constructed for sale of flats therein on Ownership basis and as mutually agreed.
- m) That the Developer shall be authorized in the name of the Owners in so far as if necessary to apply for and obtain temporary and permanent connections of drainage, sewerage and/or other facilities if any required for the construction or enjoyment of the Building.
- n) That the Developer shall at its own costs and expenses and without creating any financial or other liabilities on the Owners construct and complete the said new building in accordance with the sanctioned Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developer provided however no alteration or modification shall be made in the Owners allocation without the consent of the Owners in writing PROVIDED FURTHER if such alteration or modification is caused at the instance of the appropriate authorities and the Owners shall not refuse to give their consent thereon.
- o) That under any circumstances if the owners herein could not submit or show the original deed after the requirement of the Developer and for the reason the construction of the project



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
21 JAN 2022



hampers in such circumstances the owners shall be fully liable.

5. **IT IS FURTHER AGREED BY AND BETWEEN THE OWNERS AND DEVELOPER** as follows:-

- (1) That as soon as the building is completed, the Developer shall obtain completion certificate from the K.M.C. and thereafter the Developer shall give written notice to the Owners requesting them to take possession of the Owners' Allocation and after 30 days from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all K.M.C. and Property taxes, rates duties and other public outgoings and impositions whatsoever, payable in respect of the Owners' allocation PROVIDED THAT the said rates to be apportioned prorate with reference to the saleable space in the building if they are levied on the Building as a whole.
- (2) That the Owners and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities and keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon the default made by either of them.
- (3) That as and from the date of delivery of possession of the Owners allocation, the Owners shall also be responsible to pay and bear the service charges for the common facilities in the New Building payable with respect to the Owners allocation, such charges are to include proportionate share of premises for



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
21 JAN 2022



the insurance of the Building Water, fire and scavenging charges and taxes, light, sanitation repair and renewal Charges for bill collection and management of the common facilities, renovation, replacement and maintenance charges and expenses for the Building and of all common wiring, pipes, electrical and mechanical installations applications and equipments, stairways, corridors, halls, passageways, gardens, parkways and other facilities whatsoever as may be mutually agreed from time to time.

- (4) That the Developer performing its part of the contract, the Owners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said Building.
- (5) That neither party shall use or permit to be used the respective allocation in the Building or any portion thereof for carrying on any illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance annoyance or hazard to the other purchasers/ occupiers of the apartments of the building.
- (6) That neither party shall make any structural alteration in their respective allocation without the previous consent of the other PROVIDED HOWEVER such alteration shall always be made with the approval of the appropriate authority as may be required for the purpose.
- (7) That neither party shall transfer or permit transfer of their respective allocations or any portion thereof unless.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE  
21 JAN 2012

- i) Such party shall have observed and performed all terms and conditions on their respective part to be observed and /or performed.
  - ii) The proposed transferee shall upon an express covenant remain bound by the terms and conditions of these presents and pay all and whatsoever shall be payable in relation to the area in his/her possession.
- (8) That both parties shall abide by all statutory rules and regulations, bye-laws etc- as the case may be and shall be responsible for any deviation violation and/or breach of any of the said laws, bye-laws, rules and regulations.
- (9) That the intending purchaser shall at all times the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in perfect working condition and repair so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupiers of the building indemnified from and against the consequences of any breach arising there from.
- (10) That neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the Building or any part thereof and shall keep the other occupiers of the said Building harmless and indemnified from and against the consequences of any breach.
- (11) That articles display or otherwise shall not be kept by the either party in the corridors or other places of common use in the



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
21 JAN 2022



building so not as to cause hindrance in any manner in the free movement of users in the corridors and other places of common use in the Building.

- (12) That neither party shall throw or accumulate any dirt, rubbish, waster or refuse or permit the same to be thrown or accumulated in or about the Building or in the compounds, corridors or any other portion or portions of the Building.
- (13) That the Owners shall permit the Developer and its servants and agents with or without workmen and others at all reasonable times to enter into and upon the 'Owners' allocation and every part thereof for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and testing drains gas and water pipes and electric wires and for any similar purpose.

6. **THE OWNERS HEREBY AGREES AND COVENANTS WITH THE DEVELOPER** as follows :-

- (1) Not to cause any interference or hindrance in the construction of the said Building at the said premises by the Developers.
- (2) Not to do any act deed or thing whereby the Developer may be prevented from selling assigning and/or disposing of any of the Developer allocated portion in the Building at the said premises.
- (3) Not to let out grant lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction.
- (4) To remain bound to execute all agreements for sale or transfer concerning Developer allocation and shall remain bound to execute a General Power of Attorney empowering the Developer



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
21 JAN 2022



to execute all such agreements for sale or transfer for and on behalf of the Owners concerning Developer allocation of the building at the said premises.

7. **THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNERS** as follows :-

- 1) The Developer will complete the entire work of construction within 24(twenty four) months from the date of commencement of work of the proposed building. That if within the aforesaid period the said building is not completed in such circumstances a grace period of 6(six) months shall be provided.
- 2) Not to transfer and/or assign the benefits of this Agreement or any portion thereof without the consent in writing of the Owners.-
- 3) Not to violate or contravene any of the provisions or rules applicable to construction of the said building.
- 4) Not to do any act deed or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of any of the Owners allocation in the Building at the said premises.
- 5) Not to part with possession of the Developer allocation or any portion thereof unless possession of the Owners allocation are delivered to the Owners PROVIDED HOWEVER it will not prevent the Developer from entering into any agreement for sale or transfer or to deal with the Developer allocation.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGR, ALIPORE  
21 JAN 2022

- 6) To keep the Owners indemnified against all third party claims and actions arising out of any sort of act of commission of the Developer in relation to the construction of the said Building.
- 7) To keep the Owners indemnified against all actions, suits, costs proceedings and claims that may arise out of the Developer actions with regard to the Development of the said premises and/or in the matter of construction of the said Building and/or for any defect therein.
- 8) If the Developer gets any extra floors and/or area over and above the G+V storied building then the owners shall get 50% of the extra area and the developer shall also get 50% of the extra area.
- 9) That the developer shall provide to each of the owners 3 BHK Flat, 2 covered car parking space, 1 servant quarters during the course of construction of the proposed G + V storied building and the said 3 BHK flats 2(two) car parking space and one servant's quarter shall be within 2 KM. radius from the present residence. And the entire expenses for both sides shifting i.e. to and fro shall be borne by the developer. The developer shall be solely responsible to pay the monthly rent of the said accommodation, regularly to the owner of the said flat, covered car parking space and servant's quarter till the said owner's allocation completed in all respect are handed over to the owners in the said proposed G+V storied building at 1, Tilak Road, Kolkata- 700029. Be it mention here that the said ownrs shall not again shift their residence.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE  
21 JAN 2022



10. If the developer fails to complete the construction of the said proposed G+V storied building in all respect within the aforesaid time, then the developer shall pay Rs.1000/- per day as compensation to each of the owners upto 6 months and thereafter the owners and the developer amicably shall take decision for the future course of action.

8. **MUTUAL COVENANTS AND INDEMNITIES :**

- (1) The owners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer performs and fulfils all the terms and conditions herein contained and/or on its part to be observed and performed.
- (2) The Owners and the Developer hereby declare that they have entered into this Agreement purely as a contract on Principal to Principal Basis and nothing contained herein shall be deemed to construe as a partnership Between them or as a Joint Venture in any manner nor shall the parties hereto constitute an Association of persons.
- (3) The Owners shall not be liable for any Income-Tax, Wealth-Tax or any other taxes in respect of the Developer allocation which shall be the liability of the Developer who shall keep the Owners indemnified against all actions, suits, proceedings costs, charges and expenses in respect thereof.
- (4) The Developer and the Owners shall mutually frame Scheme for the management and administration of the said Building or Buildings and/or common parts thereof and agree to abide by



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
21 JAN 2022



all the Rules to be framed by any Society/Association and/or any other Organization who will be in charge of such management of the affairs of the Building or Buildings and or common parts thereof.

- (5) Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof to the Developer by the Owners or as creating any right, title or interest in respect thereof in favor of the Developer to do the acts and things expressly provided herein as also in the Power of Attorney to be given for the purpose. PROVIDED HOWEVER the Developer be entitled to raise fund from any Bank or Banks without creating any financial liability on the Owners of affecting their estate and interest in the said premises and for that purpose the Developer shall keep the Owners indemnified against all actions suits proceedings and costs, charges and expenses in respect thereof.
- (6) As and from the date of delivery of possession after completion of the Building the Developer and/or its transferee and the Owner and/or their transferees shall each be liable to pay and bear proportionate charges on account of outgoing and other taxes payable, in respect of their respective spaces.
- (7) The Owners shall be bound to show all the original title Deed relating to the said premises as and when required by the developer herein.
- (8) That the Developer shall take all sorts of initiative to form the Owners and shall hand over all over original papers/documents and the building to the secretary of the said Flat Owners



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
21

Association, as and when formed, and till such time maintenance charges on pro-rata basis from all the flat Owners shall be collected by the Developer for the maintenance and upkeep of the building.

9. **LIQUIDATED DAMAGES & PENALTY :**

If at any time during the continuation of the contract, the performance in whole or in part of any obligation of either party under the contract shall be prevented or delayed by reason of any unforeseen occurrences such as (a) acts of God (b) acts of Nature (c) war (d) fire (e) insurrection (f) terrorist action (g) civil unrest (h) riots (i) slow down or strike by material suppliers, transporters, workers and employees (j) delay on account of receiving statutory permissions (k) delay in the grant of electricity, water, sewerage and drainage connection or any other permission or sanction by the Government, civil body or any statutory authority (l) any notice, order of injunction, litigation, attachments, etc. (m) any rule or notification of the Government or any other public authority or any act of Government such as change in legislation or enactment of new law, restrictive Governmental laws or regulations (n) any order of status quo or otherwise restraining development or construction at the newly renovated / re-constructed or remodelled building by the Court of Law, Tribunal or Statutory Body, Government, civic body, and/or other authorities (o) any other unforeseen conditions/unavoidable circumstances beyond control of the Developer (p) temporary or permanent interruption in the supply of utilities serving the building project in connection with the work (q) changes in rules regulations and laws for the time being in force resulting in stoppage or



DISTRICT SUB REGISTRAR-III  
SOUTH-24 PARGANAS, ALIPORE  
21 JAN 2022



postponement or delay of construction or any work at the said building (hereinafter referred to as "Events") then neither party shall, by reason of such event, be liable for any obligation here above to the extent that the performance of the relative obligations prevented by the existence of the "Force Majeure" and shall be suspended from the obligation during the period of this "Force Majeure".

10. **EXTRA WORK**

If the Owners engages the Developer for any extra work other than the schedule of work morefully specified in Fourth Schedule mentioned herein shall pay for such extra work to the Developer on receipt of proper bill against such extra work prior to delivery of physical and unencumbered possession.

11. **ARBITRATION**

Save and except what has been specifically stated hereunder all disputes and differences between the parties arising out of the meaning, construction or import of this Agreement or their respective rights and liabilities as per this Agreement or their respective rights and liabilities as per this Agreement shall be adjudicated by the Arbitrator to be appointed with the consent of both the parties of this presents who shall on reference of any dispute initially Arbitral Proceedings as per the provisions of Arbitration and Conciliation Act 1996 and its statutory modifications and/or reenactments thereof in force from time to time.

12. **JURISDICTION**

All Courts within the limits of District South 24- Parganas and the High Court at Calcutta shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.





DISTRICT SUB REGISTRAR-III  
SOUTH 24 P.SS, ALIPORE  
21 JAN 2022

**FIRST SCHEDULE ABOVE REFERRED TO****(Entire Premises)**

**ALL THAT** piece and parcel of bastu land measuring more or less 8 Cottah 15 sq. ft. alongwith partly three storied and partly four storied building altogether covered area 4800 sq. ft. more or less pucca structure (ground floor 1700 sq. ft., 1<sup>st</sup> Floor 1700 sq. ft. and second floor 1400 sq. ft. and tin shed structure measuring 450 sq. ft. covered area on the third floor) formerly plot No.393 of the Improvement Trust Scheme No.XV(B) comprised in Holding Nos.144 and 140 respectively in Sub-Division Q, Division VI, Dihi-Panchngram, District 24 Parganas, Sub-Registration Office Alipore, District Registration Office Alipore lying and situated at Municipal Premises No.1, Tilak Road, P.S. Rabindra Sarobar, Kolkata- 700029, within the ambit of The Kolkata Municipal Corporation, Ward No.85, vide Assessee No.11-085-24-0001-8, District 24 Parganas (South) and which is butted and bounded as follows :-

- ON THE NORTH** : Partly by premises No.35 and partly by No.37A, Lansdowne Terrance.
- ON THE SOUTH** : by 40 ft. wide Tilak Road,
- ON THE WEST** : by premises No.166, A.B.C. Lansdowne Road now Sarat Bose Road.
- ON THE EAST** : by Premises No.2, Tilak Road.

**SECOND SCHEDULE ABOVE REFERRED TO****(OWNERS ALLOCATION)**

**OWNERS' ALLOCATION SHALL MEAN ON COMPLETION OF THE BUILDING THE OWNERS WILL BE ENTITLED TO GET**

(a) Smt. Gouri Chatterjee shall get and own 2(two) self contained flats completed in all respect out of which one Flat No.3A, on the Third Floor, measuring 1623 sq. ft. including 25% super built up area and



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
21 JAN 2022

another flat No.3B, measuring 779 sq. ft. including 25% super built up area alongwith two covered car parking spaces and one servant quarter on the Ground Floor of the proposed G+V storied building morefully and particularly and described in the Second Schedule hereunder written together with undivided proportionate impartible share or interest of the land underneath the said building alongwith all other common areas and facilities morefully and particularly mentioned in the Fifth and Sixth Schedule hereunder written (b) Sri Abhijit Bhatacharjee shall get and own 2(two) self contained flats completed in all respect out of which one Flat No.2A, on the Second Floor, measuring 1576 sq. ft. including 25% super built up area and another flat No.2B, measuring 826 sq. ft. including 25% super built up area alongwith two covered car parking spaces and one servant quarter on the Ground Floor of the proposed G+V storied building morefully and particularly and described in the Second Schedule hereunder written together with undivided proportionate impartible share or interest of the land underneath the said building alongwith all other common areas and facilities morefully and particularly mentioned in the Fifth and Sixth Schedule hereunder written.

That apart from the aforesaid flats and covered car parking spaces the Developer shall be bound to pay a sum of Rs.40,00,000/- (Rupees Forty Lac) only towards non refundable amount on the day of signing of this Development Agreement.

**THIRD SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPER ALLOCATION)**

The Developer shall get the entire constructed area i.e. the Flats, open and covered car parking spaces, servant quarters except the owners' allocation and also except the Ground Floor commercial space (Road



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE  
21 JAN 2022



facing) which is allotted to the tenant as per sanction building plan approved by the Kolkata Municipal Corporation alongwith undivided proportionate impartible share or interest of the land underneath the building with all other common areas and facilities morefully and particularly mentioned in the Fifth & Sixth Schedule hereunder written.

**FOURTH SCHEDULE ABOVE REFERRED TO**  
**(SPECIFICATION OF CONSTRUCTION)**

<b><u>COMPONENT</u></b>	Brand/Specification
<b><u>STEEL</u></b>	: Sail or similar Make.
<b><u>CEMENT</u></b>	: Lafarge, Ultratech, or similar make.
<b><u>STRUCTURE</u></b>	: Proper foundation to be made as per drawing given by the structural engineer and architect.
<b><u>BRICKWORK</u></b>	: External walls will be 8", Internal walls to be 5" thick after plastering.
<b><u>TERMITE TREATMENT</u></b>	: Termite Treatment to be provided.
<b><u>FLOORING</u></b>	: Marble Slab/ Tiles to be provided in the following of the flats. Non skid tiles to be provided in the flooring of the bath room and the kitchen.
<b><u>DOOR FRAMES</u></b>	: All to be of 4" x 2.5" Malaysian Sal.
<b><u>DOORS</u></b>	: Internal doors will be 35mm thick with bronze hinges. All locks will be Godrej or of similar make.
<b><u>WINDOWS</u></b>	: Windows to be of high gauge aluminium sliding with Saint Gobain glass of 6mm thickness.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
21 June 2022

- WALL (INSIDE)** : To be covered with plaster of paris.
- WALL (TOILET)** : Toilets to be covered with good quality branded ceramic tiles upto door lintel level.
- WALL (OUTSIDE)** : External acrylic paint of superior brand such as Asian, Berger etc. and stone or artificial cladding to be used for superior look.
- PLUMBING** : All bathrooms to be fitted with Kohler or similar brand fixtures and fittings.
- WATER PROOFING** : Adequate water proofing will be done in all toilets, roof, over head underground tank, lift pit and planters if any.
- ELECTRICAL** : Concealed wiring to be provided with ISI copper wire such as Finolex, Havells or similar make.
- SWITCHES/ MCB/DB** : All to be Le Grand, Havells or similar make.
- INTERCOM** : Intercom and CCTV's to be provided.
- LIFT** : Kone, Otis, or similar make to be provided.
- FIRE FIGHTING** : Adequate fire fighting arrangements will be there as per requirements of West Bengal State Fire Services.
- GENERATOR** : Generator to be provided.
- LIGHTING** : Adequate lighting arrangements with decorative fittings to be provided at the gate, pathway and around the building for security.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
21 JAN 2022

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

1. The foundation column, beams, supports, corridors, lobbies, stairs, roof, lift, lift room, caretaker room, terrace, stairways, entrance and exits.
2. Pump and motor with installation.
3. Common passage and common areas inside or outside the building.
4. Water meter, overhead tanks and water pipes and other common plumbing installations.
5. Electrical fitting, meters and fittings and fixtures for lighting the staircase and other common areas (excluding those that are installed inside any particular flat).
6. Drains and sewers from the building to the Municipality duct.
7. Water and sewerage evacuation pipes from the flat to drain sewers common to the building.
8. Doors and windows on the staircase.
9. Boundary wall: including outside plastering of the walls of the said building and main gates.
10. Such other parts, areas, equipments, installations, fixtures, fittings, and open spaces in or about the said building as are easements of necessity of the building.





DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
21 JAN 2022

8. All legal expenses appertaining to the maintenance and protection of the said building and disputes regarding claims and/or demands from the Corporation, and/or other local Authorities.
9. The Office expenses incurred for maintaining the office for maintaining the office for common purposes.
10. All other expenses and outgoings as per demand by the Developers/ Association to be necessary or incidental for and regulating interest and/or the rights of the owners, Developer or their nominees.
11. All expenses referred to above shall be borne by the owners from the date of nominee as to completion of the said flat and/or taking possession of the flat by the owners and the liability of the owners to pay such expenses shall accure and continue from the date of receipt of such notice.

**SEVENTH SCHEDULE ABOVE REFERRED TO**

**(RESTRICTIONS)**

- a) Not to throw dirt, rubbish or other refuse or permit the same to be thrown or accumulated in the said building and/or in the compound or any portion of the said building except in the space provided for the same at the said building.
- b) Not to store or bring and allow to be stored or brought in the said flat and goods of hazardous or combustible nature which may effect or endanger the structures of the building or to any fittings and fixtures in any manner.



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS ALIPORE

21 JAN 2022

- c) Not to subdivide the said flat or joint the same with other flat and always keep the said flat as single unit.
- d) Not to decorate the exterior of the said flat otherwise than in the manner agreed in writing by the Flat Owners' Association or in the manner as near as may be or the same or previously decorated.
- e) Not to use the said flat or flats or permit the same to be use for any purpose whatsoever other than as a private residence and not to cause any nuisance which may disturb the other flat Owners in the building or in the neighborhood.
- f) Not to cause any harm to the structural-stability of the said building.
- g) Not to obstruct or hinder the access of cars to and from the car parking space in the building.
- h) Not obstruct the entrances, open area of the building, landings and stair cases leading to the flats or to leave any articles whatsoever therein or thereon.
- i) Not to encroach upon any common areas, portions of the said building including open spaces, approach roads, paths, passages, drive ways.
- j) Observe the rules framed from time to time by the Flat Owners' Association for peaceful enjoyment and decent living.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
21 JAN 2022



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

**SIGNED, SEALED AND DELIVERED**

**IN PRESENCE OF :**

**WITNESSES :**

1. *Samaresh Das*  
Adv.  
High Court  
Calcutta.

1) *Yousi Chatterjee*

2) *Abhijit Bhattacharya*

**SIGNATURE OF THE OWNERS/  
VENDORS**

2. *Dipankar Banerjee*

(DIPANKAR BANERJEE)  
29/A, SASTI TOZA ROAD.  
KOL-700011.

**SYNERGY CONSULTANTS**

*[Signature]*

Proprietor  
*CHITRADEEP BHATTACHARYA*

**SIGNATURE OF THE  
DEVELOPER**

Drafted by me under instruction of the Parties :-

*Samaresh Das*

Samaresh Das  
Advocate  
High Court, Calcutta  
Enrolment No.WB-1430/2001



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PARGANAS, ALIPORE  
21 JAN 2022

**MEMO OF CONSIDERATION**

**RECEIVED** a sum of Rs.40,00,000/- (Rupees Forty Lac) only towards non - refundable amount as per memo below.

**MEMO**

1. Paid by way of Bank Transfer.

Rs. 40,00,000/-

**Total: Rs.40,00,000/-**

(Rupees Forty Lac) only.

**WITNESSES :**

1. Samresh Das  
Adv.  
High Court  
Calcutta :

2. Banerjee

1) Govai Chatterjee

2) Abhijit Phatakhye

**SIGNATURE OF THE VENDORS/  
OWNERS**

(DIPANKAR BANERJEA)  
29/A, SASTITOLA ROAD.  
KOL- 700011.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
21 JAN 2022

## SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Yasvi Chatterjee</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Abhijit Datta</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>V. V. V.</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Samarsh Das</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger





DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
21 JAN 2022

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CHIRADEEP BHATTACHARYA

CHIRANJIB BHATTACHARYA

12/10/1970

Permanent Account Number

AHTPB0194Q



Signature





NO. OF PARTS / COPIES

POSTAGE PAID BY ADDRESSEE

EMIGRATION CHECK REQUIRED



CHIRANJIB BHATTACHARYA

PG 161690

SUPARNA BHATTACHARYA

ANUBHA BHATTACHARYA

45/26, MOORE AVENUE

NETAJI NAGAR, KOLKATA

PIN: 700040, WEST BENGAL, INDIA

50710945

21/03/2007

KOLKATA

CAZ074816993116





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

GOURI CHATTERJEE  
GANESWAR BHATTACHARYA  
05/10/1945  
Permanent Account Number  
AEWPC1992H

Signature



Gouri Chatterjee  
Gouri Chatterjee




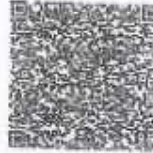


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
**ভারত সরকার**  
 Unique Identification Authority of India  
 Government of India

ভানিহাঙ্কিত আই ডি/Enrollment No.: 1040/19630/06694

16/10/2012  
 গৌরী চাট্জী  
 Gouri Chatterjee  
 1 TILAK ROAD  
 Sarat Bose Road S.O  
 Sarat Bose Road Kolkata  
 West Bengal 700029

ISSUES 24  
  
 MN156849042DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**6925 2677 3613**

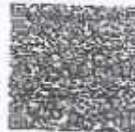
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 GOVERNMENT OF INDIA



গৌরী চাট্জী  
 Gouri Chatterjee  
 পিতা : জ্ঞানেশ্বর চট্টোপাধ্যায়  
 Father : Jnaneshwar Bhattacharya  
 জন্ম বর্ষ / Year of Birth : 1945  
 নারী / Female



**6925 2677 3613**

আধার - সাধারণ মানুষের অধিকার

Gouri Chatterjee  
 Gouri Chatterjee



Government of India



তথ্য

আমার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।  
পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন করে প্রাপ্ত করা

INFORMATION

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

- আমার সারা দেশে সত্য।
- আমার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
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- Aadhaar will be helpful in availing Government and Non-Government services in future.

15684934



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UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

১, তিলক রোড, সারত বোস রোড  
৩য় এ. কোলকাতা, পশ্চিমবঙ্গ,  
৭০০০২৯

Address

1, TILAK ROAD, Sarat Bose  
Road S.O, Sarat Bose Road  
Kolkata, West Bengal,  
700029



1947  
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



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

*Soumi Chatterjee*



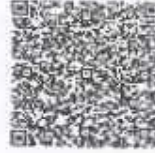
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ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভালিকাঙ্কির আই ডি/Enrollment No.: 1040/19630/06728

To  
অভিজিত ভট্টাচার্য  
Abhijit Bhattacharjee  
1 TILAK ROAD  
Sarat Bose Road S O  
Sarat Bose Road, Kolkata  
West Bengal 700029

156889639DF

MN156889639DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**9016 4165 5067**

আধার - সাধারণ মানুষের অধিকার

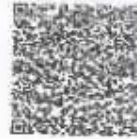


ভারত সরকার  
GOVERNMENT OF INDIA



অভিজিত ভট্টাচার্য  
Abhijit Bhattacharjee  
পিতা : রাজেন্দ্র লাল ভট্টাচার্য  
Father : RAJENDRA LAL BHATTACHARJEE  
জন্ম মাস / Year of Birth : 1961  
পুরুষ / Male

**9016 4165 5067**



আধার - সাধারণ মানুষের অধিকার

*Abhijit Bhattacharjee*





## তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

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- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

1608963



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

১, তিলাক রোড, সারত বোস রোড  
১ম এ, কোলকাতা, পশ্চিমবঙ্গ,  
700029

Address:

1, TILAK ROAD, Sarat Bose  
Road S.O, Sarat Bose Road,  
Kolkata, West Bengal,  
700029

1947  
1200 150 1507

1947  
1200 150 1507

1947  
1200 150 1507

1947  
1200 150 1507





*Abhilit*  
*Abhilit Bhattacharjee*





भारत सरकार



Samaresh Das  
DOB: 19-08-1978  
Gender: Male



2454 9765 3960

अभिज्ञान - आम आदमी का अधिकार

*Samaresh Das*



भारतीय पहचान प्राधिकरण  
NATIONAL AUTHORITY OF INDIA

एटा-1/18, ई.ए. इन्डियन, कंपनी,  
पंचसाय, कलकत्ता, पश्चिम बंगाल,  
700094

Address:  
R-1/18, B.p Township,  
Panchasayar, Panchasayar, Circus  
Avenue, Kolkata, West Bengal,  
700094



1947  
1000 200 1947

email@uidai.gov.in

www.uidai.gov.in

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





### Major Information of the Deed

Deed No :	I-1603-00745/2022	Date of Registration	21/01/2022
Query No / Year	1603-2000195600/2022	Office where deed is registered	
Query Date	19/01/2022 3:16:22 PM	1603-2000195600/2022	
Applicant Name, Address & Other Details	SAMARESH DAS High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830185069, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 40,00,000/-]		
Set Forth value	Market Value		
	Rs. 4,28,16,937/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 40,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Tilak Road, , Premises No: 1, , Ward No: 085 Pin Code : 700029

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	8 Katha 15 Sq Ft		3,85,91,437/-	Width of Approach Road: 40 Ft.,
<b>Grand Total :</b>				<b>13.2344Dec</b>	<b>0 /-</b>	<b>385,91,437 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5250 Sq Ft.	0/-	42,25,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1700 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1700 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1400 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>5250 sq ft</b>	<b>0 /-</b>	<b>42,25,500 /-</b>	



**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mrs GOURI CHATTERJEE</b>  Wife of Late Rabindra Nath Chatterjee 1, Tilak Road,, City:- Not Specified, P.O:- Sarat Bose Road, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AExxxxxx2H, Aadhaar No: 69xxxxxxxx3613, Status :Individual, Executed by: Self, Date of Execution: 20/01/2022  , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/01/2022  , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Pvt. Residence</p>
2	<p><b>Mr ABHIJIT BHATTACHARJEE</b>  Son of Late Rajendra Lal Bhattacharjee 1, Tilak Road,, City:- Not Specified, P.O:- Sarat Bose Road, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AExxxxxx3R, Aadhaar No: 90xxxxxxxx5067, Status :Individual, Executed by: Self, Date of Execution: 20/01/2022  , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/01/2022  , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Pvt. Residence</p>

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>SYNERGY CONSULTANTS</b>  45/26, Manick Bandopadhyay Sarani,, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr CHIRADEEP BHATTACHARYA (Presentant)</b>  Son of Late Chiranjib Bhattacharya 45/26, Manick Bandopadhyay Sarani,, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx4Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SYNERGY CONSULTANTS (as Proprietor)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Samaresh Das</b>  Son of Mr Somesh Chandra Das  High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001</p>			
Identifier Of Mrs GOURI CHATTERJEE, Mr ABHIJIT BHATTACHARJEE, Mr CHIRADEEP BHATTACHARYA			





Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs GOURI CHATTERJEE	SYNERGY CONSULTANTS-6.61719 Dec
2	Mr ABHIJIT BHATTACHARJEE	SYNERGY CONSULTANTS-6.61719 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs GOURI CHATTERJEE	SYNERGY CONSULTANTS-2625.00000000 Sq Ft
2	Mr ABHIJIT BHATTACHARJEE	SYNERGY CONSULTANTS-2625.00000000 Sq Ft





Endorsement For Deed Number : I - 160300745 / 2022

On 20-01-2022

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

Presented for registration at 14:30 hrs on 20-01-2022, at the Private residence by Mr CHIRADEEP BHATTACHARYA .

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 4,28,16,937/-

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

Execution is admitted on 20/01/2022 by 1. Mrs GOURI CHATTERJEE, Wife of Late Rabindra Nath Chatterjee, 1, Tilak Road,, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others, 2. Mr ABHIJIT BHATTACHARJEE, Son of Late Rajendra Lal Bhattacharjee, 1, Tilak Road,, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others

Indetified by Mr Samaresh Das, . . Son of Mr Somesh Chandra Das, High Court, Calcutta, P.O: GPO, 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 20-01-2022 by Mr CHIRADEEP BHATTACHARYA, Proprietor, SYNERGY CONSULTANTS (Sole Proprietorship), 45/26, Manick Bandopadhyay Sarani,, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr Samaresh Das, . . Son of Mr Somesh Chandra Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 21-01-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,053/- ( B = Rs 40,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 40,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/01/2022 6:14AM with Govt. Ref. No: 192021220166150181 on 20-01-2022, Amount Rs: 40,021/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1687851860 on 20-01-2022, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 74,971/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no AD7957, Amount: Rs.50/-, Date of Purchase: 29/11/2021, Vendor name: ANJUSHREE BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/01/2022 6:14AM with Govt. Ref. No: 192021220166150181 on 20-01-2022, Amount Rs: 74,971/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1687851860 on 20-01-2022, Head of Account 0030-02-103-003-02



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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 33630 to 33679

being No 160300745 for the year 2022.



Digitally signed by DEBASISH DHAR  
Date: 2022.01.24 17:43:06 +05:30  
Reason: Digital Signing of Deed.

*Dhar*

(Debasish Dhar) 2022/01/24 05:43:06 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

**SYNERGY CONSULTANTS**

*Proprietor*

(This document is digitally signed.)