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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The Signature sheet/s and the endorsement sheet/s attached with this document are the part of this document.

Asst. Dist. Sub-Registrar  
Alipore, South 24 Parganas

- 9 MAR. 2022

**AGREEMENT FOR DEVELOPMENT**

**THIS AGREEMENT FOR DEVELOPMENT** is made this the  
9<sup>th</sup>... day of *March*... Two Thousand Twenty Two (2022)

**BETWEEN**

INDIA NON JUDICIAL



SL. NO. 33308 Dt. 29/02/2022  
 NAME. M/S Dey Construction  
 ADDRESS. E-44, Kalachand Pur, Kanchhari  
 Banskrai, Garia, Kol-700084  
 RS. 5000/-

TANMOY KAR PURKAYASTHA  
 (STAMP VENDOR)  
 ALIPORE POLICE COURT  
 KOLKATA-27



Ashmi Kar  
 S/o Late A.M. Kar  
 Alipore Police Court  
 Kol-27

Addl. Dist. Sup. Magistrate  
 Alipore  
 9 MAR 2022  
 South 24 Parganas  
 Kolkata-700027

SRI SUBIR KUMAR BHATTACHARJEE, (PAN-AZAPB1832G & Aadhaar No.6198 1547 5870) son of Late Sudhir Kumar Bhattacharjee, by faith Hindu, by occupation-Legal Practitioner, by Nationality-Indian residing at G-26, Kamdahari Banerjee Para, P.O. Garia, P.S. Banskroni, Kolkata-700084, hereinafter referred to as the 'OWNER' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**;

**AND**

M/S DEY CONSTRUCTION, a Proprietorship Firm, having its office at E-44, Kalachand Para, Kamdahari, P.O. Garia, P.S. Banskroni, Kolkata - 700084, represented by its Proprietor SRI SANJIB DEY (PAN-AFYPD0828E & Aadhaar No.5432 4336 1614), son of Sri Subhas Chandra Dey, residing at E-44, Kalachand Para, Kamdahari, P.S. Banskroni, P.O. Garia, Kolkata-700084, hereinafter referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) or the **SECOND PART**.

**WHEREAS** the grandfather of the Owner herein Sri Sashikanta Bhattacharjee son of Late Parbati Charan Bhattacharjee purchased ALL THAT piece and parcel of land measuring 12 Cottah 5 Chittak more or less, situated at Mouza- Kamdahari, J.L. No.49, Pagana-Magura, Touzi No.14, R.S. No.200, comprised in R.S. Dag No.163/318, appertaining to R.S. Khatian No.629, under P.S. formerly Tollygunge then Jadavpur thereafter Regent Park now Banskroni, at present lying within the limits of the Kolkata municipal Corporation, Ward No.111, in the District of 24-

Parganas, since South 24-Parganas, from the then lawful Owner Smt. Snehalata Guha, wife of Sri Santosh Chandra Guha and Sri Santosh Chandra Guha, son of Sri Satish Chandra Guha both of 10, Radha Kanta Jew Street, in the town of Calcutta by a Bengali Deed of sale, registered in the office of Sadar Joint Sub-Registrar at Alipore and recorded in Book No.I, Volume No.28, page from 174 to 178, Deed No.1078 for the year 1950.

**AND WHEREAS** thus the said Sri Sashikanta Bhattacharjee became the owner of the said land measuring 12 Cottah 05 Chittak more or less by way of purchase and constructed a two storied dwelling structure thereon or part thereof.

**AND WHEREAS** being in need of money, the said Sri Sashikanta Bhattacharjee sold, transferred and conveyed a plot of the aforesaid land measuring 5 Cottah 32 sq.ft. be the same a little more or less, out of total land measuring 12 Cottaha 5 Chittak to one Sri Gurupada Ganguly, son of late Pratap Chandra Ganguly, by a deed of sale, registered in the office of Sadar Jt. Sub-Registrar at Alipore and recorded in Book No.1, Volume No.26, page from 252 to 255, Deed No.1403 for the year 1951 and retained the balance measuring 7 Cottah 4 Chittak 13 sq.ft. in his absolute possession.

**AND WHEREAS** out of natural love and affection, the said Sri Sashikanta Bhattacharjee gifted the said land measuring 5 Cottah 13 Chittak out of 7 Cottah 4 Chittak 13 sq.ft., more particularly described in the First Schedule hereunder written, unto and in favour of his grand-son Sri Subir Kumar Bhattacharjee, the Owner herein, by a Bengali deed of gift, registered at District Sub-Registrar at Alipore and recorded in Book No.I, Volume No.49, page from 42 to 49, Deed No.1418 for the year

1983 and retained the balance land measuring 1 Cottah 7 Chittak 13 sq.ft. in his absolute possession.

**AND WHEREAS** while the said Sashikanta Bhattacharjee enjoyed the said balance land, died intestate on 10.02.1983 leaving behind him surviving his wife Smt. Charubala Bhattacharjee, two sons Sri Sudhir Kumar Bhattacharjee and Sri Adhir Kumar Bhattacharjee as his only legal heirs and successors, who jointly inherited the said land left by the said deceased, as per Hindu Succession Act.1956. Thereafter the said Smt. Charubala Bhattacharjee died intestate on 27.11.1988 leaving behind her said two sons as her only legal heirs and successors.

**AND WHEREAS** thus the said Sri Sudhir Kumar Bhattacharjee and Sri Adhir Kumar Bhattacharjee jointly became the owners of the said land measuring 1 Cottah 7 Chittak 13 sq.ft. be the same a little more or less, each having  $\frac{1}{2}$  share therein.

**AND WHEREAS** out of natural love and affection, the said Sri Sudhir Kumar Bhattacharjee granted, transferred and conveyed by way of gift undivided  $\frac{1}{2}$  share the said land measuring 1 Cottah 7 Chittak 13 sq.ft. i.e. 11 Chittak 29 sq.ft. be the same a little more or less, more particularly described in the First Schedule hereunder written, unto and in favour of his unmarried daughter Ms. Jayanti Bhattacharjee, by a Bengali deed of gift, dated 02.09.1998, registered at Addl. District Sub-Registrar at Alipore and recorded in Book No.I, Volume No.90, page from 270 to 279, Deed No.2441 for the year 2000.

**AND WHEREAS** similarly the said Sri Adhir Kumar Bhattacharjee sold, transferred and conveyed undivided  $\frac{1}{2}$  share the said land measuring 1 Cottah 7 Chittak 13 sq.ft. i.e. 11 Chittak 29 sq.ft. be the same a little more

or less, more particularly described in the First Schedule hereunder written, unto and in favour of his nephew Sri Subir Kumar Bhattacharjee, the owner herein, by a deed of sale, dated 28.03.2007, registered at Addl. District Sub-Registrar at Alipore and recorded in Book No.I, Volume No.111, page from 246 to 264, Deed No.1474 for the year 2007.

**AND WHEREAS** thus the said Sri Subir Kumar Bhattacharjee & Ms. Jayanti Bhattacharjee became the owners of said land measuring of 1 Cottah 7 Chittak 13 sq.ft. be the same a little more or less with structure standing thereon and mutated their names in the office of the Kolkata Municipal Corporation in respect of the said property, which has since been known and numbered as Municipal Premises No.68, Banerjee Para, vide Assessee No.31-111-02-0068-0, having its postal address-G-27A, Banerjee Para, Kamdahari, Kolkata-700 084, upon payment of rates and taxes thereto and seized and possessed of the same having unfettered right, title and interest thereto and free from all encumbrances.

**AND WHEREAS** the owner seized and possessed of his share in the land measuring 11 Chittak 29 sq.ft. be the same a little more or less and is desirous of construction of a multi Storied Residential building on the said land along with adjoining land of the owner, after demolishing the existing structure and the Developer knowing the intending of the Owner, has approached to the Owner and the Owner herein agreed with the proposal of the Developer and the both the parties herein have entered into this Development Agreement under the following terms and conditions:-

## **TERMS AND CONDITIONS**

### **ARTICLE- I:DEFINITION**

- 1.1 **OWNER**: shall mean and include the First Party and his heirs, executors and legal representatives.
- 1.2 **DEVELOPER**: shall mean and include the Second Party and its successors-in-office, his heirs, executors and assigns.
- 1.3 **SAID PROPERTY**: shall mean and include the Bastu land measuring 11 Chittak 29 sq.ft. be the same a little more or less with 100 sq.ft. tile shed structure standing thereon, situated at Mouza-Kamdahari, J.L. No.49, Pagana-Magura, Touzi no.14, R.S. No.200, comprised in R.S. Dag No.163/318, appertaining to R.S. Khatian No.629, being part of Municipal Premises No.68, Banerjee Para, vide Assessee no.31-111-02-0068-0, having its postal address-G-27A, Banerjee Para, Kamdahari, Kolkata-700 084, under P.S. formerly Tollygunge then Jadavpur thereafter Regent Park now Bansdronei, at present lying within the limits of the Kolkata municipal Corporation, Ward No.111, in the District of 24-Parganas, since South 24-Parganas, fully described in the First schedule below.
- 1.4 **NEW BUILDING**: shall mean the G+IV storied residential/commercial building proposed to be construct is or upon the said land after demolishing the existing structure, in accordance with the plan to be approved and sanctioned by the Kolkata Municipal Corporation.
- 1.5 **COMMON FACILITIES**: shall mean and include Corridor, staircase, landing, common passage, boundary wall, underground water reservoir, overhead tanks, Water pump, water pipes and other common plumbing installation, main gate, roof, lift, Drainage, sewers and pipes from the building to the Municipal drainage and other facilities required for the enjoyment maintenance of the new building of part thereof.

1.6 **OWNER'S ALLOCATION**: shall mean and include the owner will get 50% F.A.R. of the proposed building, comprised of entire first floor, Rest F.A.R on the Fourth floor North-West side of the proposed G+IV storied building and the Developer shall pay a sum of Rs.3,50,000/- (Rupees Three Lakh Fifty Thousand) only to the owner as non-refundable money at the time of signing this Development Agreement.

1.7 **DEVELOPER'S ALLOCATION**: shall mean and include (save and except the owner's allocation) the Developer will get the remaining constructed area of the proposed G+IV storied building to be constructed on the said land along with adjoining ~~land of the owner~~ common areas.

1.8 **BUILDING PLAN**: shall mean and include the plan approved by the parties as per the proposed plan annexed hereto and duly sanctioned by the K.M.C for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto and sanctioned by the K.M.C.

1.9 **TRANSFER**: shall mean and include registration and delivery of possession and/or by any other means adopted for effecting a transfer of flats and car parking under law.

1.10 **TRANSFeree**: shall mean and include a person or persons or party or parties to whom any flat or car parking space in new building may hereafter be agreed to transfer.

## **ARTICLE-II. DATE OF COMMENCEMENT & TIME**

2.1 The agreement shall be deemed to have commenced on and with effect from the Date of execution of the agreement and shall be remain in full force until and unless the whole of the Developer's allocation is disposed of or transferred to the intending buyers.

*Dr. S. S. Srinivas*



2.2 From the date of getting the B.L.& L.R.O mutation certificate, all formalities for sanction of the building plan must be completed within 90 days then the proposed building will be completed by 30 (thirty) months from the date of sanction plan and grace period is three months.

### **ARTICLE-III; OWNER REPRESENTATION**

3.1 The owner is absolute seized and possessed of or otherwise well and sufficiently entitled to all That the right, title and interest in the said property as mentioned in the First Schedule below, free from all sorts of encumbrances whatsoever.

3.2 The said property is not affected by any Scheme of acquisition or requisition of the State/Central Govt. and any local body/authority and the same has a clear and marketable title.

### **ARTICLE-IV DEVELOPER REPRESENTATION**

4.1 The Developer has sufficient knowledge and experience in the matter of development/construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and/or construction of the said new building.

### **ARTICLE-V: DEVELOPMENT WORK**

5.1 The Owner hereby appointed the Second Party as the Developer and/or contractor which the Developer hereby agreed and accepted.

5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building having several flats on the Ownership basis and will sell flats and car parking spaces together with proportionate share or interest in the land of

the said new building from the Developer's allocation in favour of the prospective purchaser or purchasers except the Owner' allocation.

5.3 The Developer shall not assign this agreement to any third party in that event the Agreement for Development and Power of Attorney will be cancelled.

#### **ARTICLE -VI: DEVELOPER'S COVENANTS**

6.1 The Developer shall at its own expenses complete and/or Cause to be completed the construction of the said new building.

6.2 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owner or on account of the Developer themselves or on account and on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.

6.3 The Developer at its own costs and expenses apply for and obtain all necessary sanction and/or permission No objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.

6.4 The Developer at its own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other input as may be required in the said building and for supply of electricity in the new building, the Developer will apply to the electric supply Authority for obtaining the main connection or main meter and the said meter will be common for all the occupiers of the proposed building. The individual meter will be installed at the cost of the owner's and/or respective intending purchaser/s and the Developer will co-operate for such installation of meter in their names.

#### **ARTICLE -VII: OWNER'S COVENANTS**

7.1 The Owner shall be bound to deliver the vacant possession of the said property to the Developer within one month from the date of sanctioned building plan of the proposed new building and/or before starting construction work.

7.2 The all demolished building shall be taken by the Developer and dispose of them at its own discretion and the Owner shall have no right to claim or demand whatsoever regarding the same.

7.3 The Owner shall grant, execute and issue a general Power of Attorney in favour of the Developer authorizing and/or empowering him to do all acts, deed, matters and things necessary for completion of the works of development of the said property and/or construction of the proposed new building and/or to sell the Developer's allocation as per terms of this agreement.

7.4 The Owner shall sign, execute and deliver all Agreements with the intending purchaser(s), applications, papers, documents and declarations to enable the Developer to apply for and obtain electricity sewerage, water and other public utility services in or upon the said new building and/or to co-operate the developer for modification and/or rectification to the plan sanctioned by the K.M.C. and for all of these acts, deeds and things the Owner shall grant power of Attorney in favour of the Developer as and when required.

7.5 The Owner shall not in any manner obstruct the carrying out of the Development Work of the said property and/or construction of new building in or upon the said land as herein agreed. Moreover the Owner shall have no right to claim anything except the owner's allocation in the said building.

7.6 The Developer can sell the flats and his share of 50% of car parking space as mentioned in 1.7 of Developer's Allocation with the

proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.

#### **ARTICLE- VIII CONSTRUCTION**

- 8.1 The construction of the proposed new building shall be made by the Developer as per the plan sanctioned by the K.M.C
- 8.2 The Developer shall be entitled to obtain necessary modification and/or rectification plan for the purpose of completion of the construction of the said building, if necessary - to be sanctioned by the K.M.C. with necessary consent by the owner.
- 8.3 The Developer shall be retain appoint and employ such masons, mistries, Architects, Engineers, Contractors, Manager, Supervisors, Durwans and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said building as the Developer shall at its own discretion think fit and proper.
- 8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons, mistries, supervisors, Architects, contractor, Engineers, Durwans and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard, the Owner shall not in any manner would be made responsible or liable.

#### **ARTICLE- IX: SPACE ALLOCATION**

- 9.1 After completion of the construction of the said new building in all respect, the Developer will allot the flats to the Owner first along with the C.C. and after that to the intending purchaser(s) according to the booking or allocation of the prospective purchaser(s).

9.2 The Developer will be solely responsible for allotment of flats and spaces in the building of his allocated portion to be constructed by its no one will be entitled to interfere thereto including the Owner.

**ARTICLE-10: RATES & TAXES**

10.1 The Owner, Developer and Developer's Transferees shall bear and pay the Municipal Taxes, Building Taxes and other rates and taxes whatsoever as may be found in respect of the said new building in respect of their allocation after delivery of possession to the Owner, Purchasers proportionately.

10.2 The Owner, Developer and Developer's Transferees after taking possession shall bear and pay the proportionate amount of the cost and maintenance and service charges with regard to the said building in respect of their allocation.

**ARTICLE-XI: JOINT DECLARATION**

11.1 If it is required, the owner shall be bound to show all the original papers and documents in respect of the said property in his presence to the Developer and/or other authorities for completion the construction work of the new building and/or for sale the Developer's allocation but the Developer shall inform the owner for the same prior 48 hours.

11.2 During the continuance of this agreement, the owner herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of his right, title and interest in the said property in any manner whatsoever. The owner shall be entitled to transfer or otherwise deal with Owner's Allocation to the any intending purchaser/buyer or any person/persons in the proposed new building at her own choice.

11.3 The owner shall not part with possession of any of the flats or car

parking spaces of the said building except his allocation.

11.4 The owner shall not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property and/or the construction of the said new building.

11.5 The Owner will bound to make registration of sale deed in respect of all flats and car parking spaces of developer's allocation at the costs of the purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owner shall co-operate with the Developer for such registration and shall have no objection to be a party in the said proposed deed of conveyance(s) and the Developer shall inform to the owner prior 2/3 days for the same.

11.6 The owner and the Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner nor shall the parties hereto constitute an Association of persons.

11.7 Nothing contained in these presents shall be construed as a demise or assignment or conveyance or transfer in law by the owners in favour of the Developer save as herein expressly provided and also the exclusive license and contract to the Developer to commercially exploit the said property in terms hereof on specific agreement basis, subject to fulfilment of terms and conditions, failing which Developer shall have no right to sell the flats or spaces in the said building.

## **ARTICLE -XII: ARBITRATION &. JURISDICTION**

12.1 The courts at District South 24-Parganas at Alipore alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

**FIRST SCHEDULE ABOVE REFERRED**

**ALL THAT** piece and parcel of land measuring 11 Chittak 29 sq.ft. be the same or a little more less with 100 sq.ft. tile shed structure standing thereon, situated at Mouza-Kamdahari, J.L. No.49, Pagana-Magura, Touzi no.14, R.S. No.200, comprised in R.S. Dag No.163/318, appertaining to R.S. Khatian No.629, being part of Municipal Premises No.68, Banerjee Para, having its postal address-G-27A, Banerjee Para, Kamdahari, Kolkata-700084, under P.S. formerly Tollygunge then Jadavpur thereafter Regent Park now Bansdrone, at present lying within the limits of the Kolkata municipal Corporation, Ward No.111, in the District of 24-Parganas, since South 24-Parganas, together with all easements right and appurtenances thereto and the said land is butted and bounded as under:-

On the North: Land of Miss Jayanti Bhattacharjee,

On the South: Land of P.K. Ganguly,

On the East: 4'ft. Wide Common passage,

On the West: Land of Subir Kumar Bhattacharjee.

**SECOND SCHEDULE ABOVE REFERRED TO**

(Owner's Allocation)

**ALL THAT** the owner will get 50% F.A.R. of the proposed G+IV storied building, comprised of entire first floor, and Rest F.A.R on the Fourth floor North-West side and the Developer shall pay a sum of Rs.3,50,000/- (Rupees Three Lakh Fifty Thousand) only to the owner as

non-refundable money at the time of signing this Development Agreement.

N.B: if any excess area of the owner's allocation is found after construction, in that case the owner shall have to pay the market rate on the said excess constructed area.

**THIRD SCHEDULE ABOVE REFERRED TO**

(Developer's Allocation)

**ALL THAT** save and except the owner's allocation, the Developer will get the remaining constructed area of the proposed G+IV storied building.

N.B: if any excess area of the Developer's allocation is found after construction, in that case the Developer shall have to pay the market rate in the said excess constructed area.

**FOURTH SCHEDULE ABOVE REFERRED TO**

(Specification of the building and other features)

1. FOUNDATION (Nain structure): R.C.C. with 12:4 cement concrete.
2. BRICK WORK: (a) All external wall be 8.75" thick with 1:6 cement mortar except where it is not necessary (b) All 3" thick brick work will be 1:5 cement mortar with wire re-enforcement in every 3" brick layer.
3. PLASTER: All walls shall be plastered with 1:6 cement mortar except ceiling with 1:4 cement mortar.
4. FLOORING : Marble flooring .
5. DOOR : The main door will be wooden with lock and all other doors will be of flush door with pressed water proof and collapsible gate will be fitted at the main gate of the flat.
6. WINDOW: All windows steel with glass fittings stay with handle, full cover with grill and two coat of red oxide primer.



7. KITCHEN: Black stone cooking platform and work shelf upto 6" length and white tiles upto 2'6" height and marble flooring, one water tap one steel sink and one exhaust fan point and one washing tap line in the kitchen.
8. KITCHEN: Glazed tiles will be fitted in the walls of the Bathroom upto 7'ft, height and flooring will be antiskid tiles with white Indian Pan and Commode , one Geysers point, one wash basin and standard taps in bath room, one shower point and one wash basin point either in kitchen or in the bath room(Hind ware).
9. ELECTRICAL: concealed electrical wiring with standard copper wires as per architectural layout particularly 3 light point, one fan point one 5 Amp plug point, one 15 Amp plug point and one A.C. point in each flat, in drawing –dining room- 15 Amp plug point, 3 light point, one fan point, one 5 Amp plug point, in kitchen and toilet- one light point, one plug point and one exhaust fan point, one light point in the loft/store place and one calling bell point and one light point at the outside.
10. ROOF : The roof of the proposed building will be of water proof.
11. LIFT: One four passenger lift to be fitted in the proposed building.
12. Concealed pipe line with low-down cistern in the toilet.
13. Outer walls will be putty and the weather coat of Asian Paints.
14. All pipe lines will be plastic high density standard pipes, except inside concealed line which will be of emco.
15. All masonry and sanitary structural, electrical, painting work will be done as per specification of the Engineer to be engaged by the Developer.

16. WATER :PVC pipes with standard fitting in kitchen and toilet, ground water will be supplied by K.M.C water and distributed through overhead reservoir

17.N.B. All extra works or fittings can be provided subject to approval of the Engineer with extra cost.

**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 & DELIVERED

In presence of:

1. Ashutosh Kar  
Alipore Police Court  
KOL-27

2. Sujit Kumar Nag  
128/B Rajar S.C. Mullick  
Road - KOL-97

  
OWNER

DEY CONSTRUCTION  
  
Proprietor.

DEVELOPER

Drafted by  
Alex Safer.  
Advocate, A.M.  
Alipore Police Court,  
Kolkata-700027.

F 46/95

**RECEIVED** from the within named Developer the within mentioned sum of **Rs.3,50,000/-**-(Rupees Three Lakh Fifty Thousand) only being the non-refundable money, paid by the Developer to Owner as per memo below:-

**MEMO**

| <u>Cheque No.</u> | <u>Date</u> | <u>Bank/Branch</u> | <u>Amount</u> |
|-------------------|-------------|--------------------|---------------|
| 1 2 2 4           | 07/03/2022  | ICICI              | 3,50,000/-    |

Total..... **Rs.3,50,000/-**

(Rupees Three Lakh Fifty Thousand) only.

**WITNESSES:-**

1. Ashu Kar

2. Sujit Kumar Nag

  
OWNER

Thumb      1st finger      middle finger      ring finger      small finger

|              |            |  |  |  |  |  |
|--------------|------------|--|--|--|--|--|
| <b>PHOTO</b> | left hand  |  |  |  |  |  |
|              | right hand |  |  |  |  |  |

Name \_\_\_\_\_

Signature \_\_\_\_\_



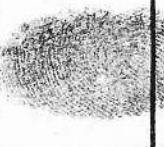
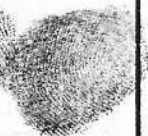







Thumb      1st finger      middle finger      ring finger      small finger

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|--|------------|---|--|---|---|---|
|  | left hand  |   |   |   |   |   |
|  | right hand |  |  |  |  |  |

Name \_\_\_\_\_

Signature Saigib Singh

Thumb      1st finger      middle finger      ring finger      small finger

|   |            |   |  |   |   |   |
|---|------------|---|--|---|---|---|
|  | left hand  |  |  |  |  |  |
|   | right hand |  |  |  |  |  |

Name Sh. Subir Kumar Jaiswal

Signature Sh. Subir Kumar Jaiswal



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

**GRN Details**

|                        |                     |                         |                     |
|------------------------|---------------------|-------------------------|---------------------|
| <b>GRN:</b>            | 192021220201888741  | <b>Payment Mode:</b>    | Online Payment      |
| <b>GRN Date:</b>       | 09/03/2022 12:35:39 | <b>Bank/Gateway:</b>    | State Bank of India |
| <b>BRN :</b>           | CKT0554004          | <b>BRN Date:</b>        | 09/03/2022 12:03:31 |
| <b>Payment Status:</b> | Successful          | <b>Payment Ref. No:</b> | 2000636097/3/2022   |

[Query No\*/Query Year]

**Depositor Details**

|                           |   |
|---------------------------|---|
| <b>Depositor's Name:</b>  | SANJIB DEY  |
| <b>Address:</b>           | E 44, KALACHAND PARA, GARIA PIN 700084                |
| <b>Mobile:</b>            | 9830994309  |
| <b>Depositor Status:</b>  | Others  |
| <b>Query No:</b>          | 2000636097  |
| <b>Applicant's Name:</b>  | Mr S DAS  |
| <b>Identification No:</b> | 2000636097/3/2022                                     |
| <b>Remarks:</b>           | Sale, Development Agreement or Construction agreement |


**Payment Details**

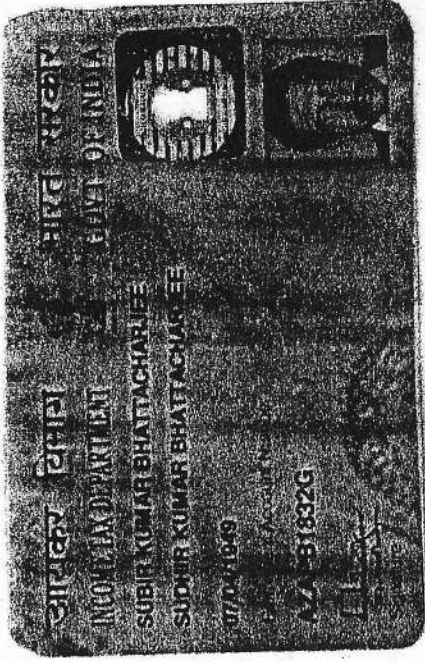
| Sl. No. | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹)  |
|---------|-------------------|--|--------------------|-------------|
| 1       | 2000636097/3/2022 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 21          |
| 2       | 2000636097/3/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 3521        |
|         |                   |  | <b>Total</b>       | <b>3542</b> |

**IN WORDS: THREE THOUSAND FIVE HUNDRED FORTY TWO ONLY.**

सिंहगढ़ विहिरी  
INCORPORATED  
TAX DEPARTMENT  
संजय देव  
सुभाषिचंद्रा देव  
25/7/1987  
Permanent Account Number  
AFYPD0828E  
Signature  
सिंहगढ़

सिंहगढ़ विहिरी  
GOVT OF INDIA  
संजय देव  
2004007





*Subir Kumar Bhattacharjee*

### Major Information of the Deed

|   |  |   |                   |
|---|--|---|-------------------|
| <b>Deed No :</b>  | <b>I-1605-00652/2022</b>   | <b>Date of Registration</b>                   | <b>09/03/2022</b> |
| <b>Query No / Year</b>  | <b>1605-2000636097/2022</b>  | <b>Office where deed is registered</b>        |                   |
| <b>Query Date</b>   | <b>27/02/2022 2:30:03 PM</b>   | A.D.S.R. ALIPORE, District: South 24-Parganas |                   |
| <b>Applicant Name, Address &amp; Other Details</b>                  | S DAS<br>ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003983258, Status :Advocate |   |                   |
| <b>Transaction</b>  | <b>Additional Transaction</b>  |   |                   |
| <b>[0110] Sale, Development Agreement or Construction agreement</b> | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,50,000/-]         |   |                   |
| <b>Set Forth value</b>  | <b>Market Value</b>  |   |                   |
| Rs. 2/-   | Rs. 5,51,000/-   |   |                   |
| <b>Stampduty Paid(SD)</b>   | <b>Registration Fee Paid</b>   |   |                   |
| Rs. 5,021/- (Article:48(g))   | Rs. 3,521/- (Article:E, E, B)  |   |                   |
| <b>Remarks</b>  | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)   |   |                   |

### Land Details :

District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banerjee para, , Premises No: 68, , Ward No: 111 Pin Code : 700084



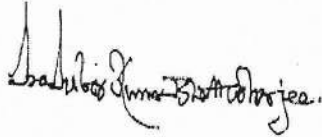
| Sch No               | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land       | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                  |
|----------------------|-------------|----------------|-----------------------|--------------------|-------------------------|-----------------------|--------------------------------|
| L1                   | (RS :- )    |                | Bastu                 | 11 Chatak 29 Sq Ft | 1/-                     | 5,24,000/-            | Width of Approach Road: 8 Ft., |
| <b>Grand Total :</b> |             |                |                       | <b>1.2008Dec</b>   | <b>1 /-</b>             | <b>5,24,000 /-</b>    |                                |

### Structure Details :

| Sch No  | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1  | On Land L1        | 100 Sq Ft.        | 1/-                     | 27,000/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| <b>Total :</b>  |                   | <b>100 sq ft</b>  | <b>1 /-</b>             | <b>27,000 /-</b>      |                           |






**Land Lord Details :**

| SI No  | Name,Address,Photo,Finger print and Signature  |   |  |   |
|--|--|---|--|---|
| 1  | Name   | Photo   | Finger Print   | Signature   |
|  | <b>Mr Subir Kumar Bhattacharjee</b><br>Son of Late Sudhir Kumar Bhattacharjee<br>Executed by: Self, Date of Execution: 09/03/2022 , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Office |  |  |  |
|  |  | 09/03/2022  | LTI<br>09/03/2022  | 09/03/2022  |
| G-26, Kamdahari Banerjee Para,, City:- , P.O:- Garia, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: azxxxxxx2g, Aadhaar No: 61xxxxxxxx5870, Status :Individual, Executed by: Self, Date of Execution: 09/03/2022 , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Office |  |   |  |   |




**Developer Details :**

| SI No | Name,Address,Photo,Finger print and Signature   |  |  |  |
|-------|---|--|--|--|
| 1     | <b>Dey Construction</b><br>E-44, Kalachand Para Road,, City:- , P.O:- Garia, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: afxxxxxx8e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |  |  |  |

**Representative Details :**

| SI No  | Name,Address,Photo,Finger print and Signature  |   |  |   |
|--|--|---|--|---|
| 1  | Name   | Photo   | Finger Print   | Signature   |
|  | <b>Mr Sanjib Dey (Presentant )</b><br>Son of Mr Subhas Chandra Dey<br>Date of Execution - 09/03/2022 , Admitted by: Self, Date of Admission: 09/03/2022, Place of Admission of Execution: Office |  |  |  |
|  |  | Mar 9 2022 3:25PM   | LTI<br>09/03/2022  | 09/03/2022  |
| E-44, Kalachand Para Road,, City:- , P.O:- Garia, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8E, Aadhaar No: 54xxxxxxxx1614 Status : Representative, Representative of : Dey Construction (as proprietor) |  |   |  |   |

**Identifier Details :**

| Name   | Photo   | Finger Print   | Signature   |
|--|---|--|---|
| <b>Mr Ashim Kar</b><br>Son of Late A M Kar<br>Alipore Police Court,, City:- , P.O:-<br>Alipore, P.S:-Alipore, District:-South 24-<br>Parganas, West Bengal, India, PIN:-<br>700027 |  |  |  |
|  | 09/03/2022  | 09/03/2022   | 09/03/2022  |

Identifier Of Mr Subir Kumar Bhattacharjee, Mr Sanjib Dey

**Transfer of property for L1**

| SI.No | From                            | To. with area (Name-Area)    |
|-------|---------------------------------|------------------------------|
| 1     | Mr Subir Kumar<br>Bhattacharjee | Dey Construction-1.20083 Dec |

**Transfer of property for S1**

| SI.No | From                            | To. with area (Name-Area)           |
|-------|---------------------------------|-------------------------------------|
| 1     | Mr Subir Kumar<br>Bhattacharjee | Dey Construction-100.00000000 Sq Ft |

On 09-03-2022

**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.

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

Presented for registration at 13:03 hrs on 09-03-2022, at the Office of the A.D.S.R. ALIPORE by Mr Sanjib Dey ,

**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 5,51,000/-

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

Execution is admitted on 09/03/2022 by Mr Subir Kumar Bhattacharjee, Son of Late Sudhir Kumar Bhattacharjee, G-26, Kamdahari Banerjee Para,, P.O: Garia, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others

Indetified by Mr Ashim Kar, , , Son of Late A M Kar, Alipore Police Court,, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 09-03-2022 by Mr Sanjib Dey, proprietor, Dey Construction (Sole Proprietoship), E-44, Kalachand Para Road,, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Ashim Kar, , , Son of Late A M Kar, Alipore Police Court,, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,521/- ( B = Rs 3,500/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2022 12:36PM with Govt. Ref. No: 192021220201888741 on 09-03-2022, Amount Rs: 3,521/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT0554004 on 09-03-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 21/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 33308, Amount: Rs.5,000/-, Date of Purchase: 28/02/2022, Vendor name: T K PURAKAYASTHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2022 12:36PM with Govt. Ref. No: 192021220201888741 on 09-03-2022, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT0554004 on 09-03-2022, Head of Account 0030-02-103-003-02



Sukanya Talukdar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2022, Page from 27318 to 27346

being No 160500652 for the year 2022.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR

Date: 2022.03.15 12:28:34 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2022/03/15 12:28:34 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)