

10507/21

F-10289/21

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

H 003715

Handwritten notes: 260 9812/21 and 230 12/21



District Sub-Registrar-IV  
Registrar U.S. 7 (2) of  
Registration 1908  
Allpore, South 24 Parganas  
17 DEC 2021

DEVELOPMENT AGREEMENT:

THIS REGISTERD AGREEMENT is made this 16<sup>th</sup> day of  
DECEMBER, TWO THOUSAND TWENTY ONE, Anno Domini,

Vertical line of small decorative marks or characters.

9 DEC 2021

5613

Date

Sent to

at

Supers 52202

S. CHAKRABORTY  
Advocate, Alipore Judges Court  
Kolkata - 77



*S*  
Sanatran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Parg. Kolt 77

5613 no 52202 for fine demand on  
27/12/21

Anonymous Saha.



9012



Anonymous Saha.



9013

- Sumitra Roy.

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas



9014

16 DEC 2021

- Suchitra Paul.



9015

- Chinitar Chaudhuri



Suspect Chinitar  
Chaudhuri  
Court No - 27



BETWEEN

(1) SMT. SUMITRA ROY, Wife of Sri Sushir Roy, PAN - ANHPR8253J, Aadhaar No.931595091135, By Faith Hindu, By Occupation-Housewife, residing at 164/40/1, Prince Anwar Shah Road, Post Office - Lake Gardens, Police Station - Lake, Kolkata-700045, (2) SMT. SUCHITRA PAUL, Wife of Sri Sumitra Paul, PAN - BCRPP5350G, Aadhaar No.791715486813, By Faith Hindu, By Occupation-Housewife, residing at Flat No.3A, 7/16, Bijoygarh, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata-700032, (3) SMT. CHITRITA CHAUDHURI, Wife of Sri Sudeep Chaudhuri, By Faith Hindu, By Occupation-Housewife, PAN - ABWPC3805A, Aadhaar No. 942304436338, residing at 23A, Monohar Pukur Road, Post Office - Sarat Bose Road, Police Station - Lake, Kolkata-700029, hereinafter called and referred to as the "OWNERS OF THE PROPERTY" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include their heir/heirs, successor/successors, executor/executors, administrator/administrators, legal representative/ representatives and person/ persons, deriving title under them} of the FIRST PART.

: AND :

SRI NARAYAN SAHA, Son of Late Chittaranjan Saha, By Faith Hindu, By Occupation- Business, PAN-AKMPS3317G, Aadhaar No.245032839163, residing at 4/12, Azadgarh, Post Office-Regent Park, Police Station - Jadavpur, Kolkata-700 040, District-24 Parganas (South), hereinafter called and referred to as the "DEVELOPER/BUILDER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his its heir/heirs, successor/successors, executor/ executors, administrator/ administrators, legal representative/ representatives and assign/ assigns} of the SECOND PART.

WHEREAS in this Agreement unless it be contrary or repugnant to the context the following words or terms shall have the following meaning :-

- I) The "FIRST PARTY" shall mean and include the OWNERS of the Property of the Premises and their heirs and successors, representatives, executors.
- II) The "SECOND PARTY" shall mean and include the "BUILDERS/ DEVELOPER" and their heirs, successors, representatives, executors.
- III) The said "PROPERTY OR LAND" shall mean ALL THAT piece and parcel of the land measuring 5 Cottahs 4 Chittaks 40 Square Feet be the same a little more or less together with 1500 Square Feet pucca structure thereon, in Plot No.141, Mouza-Baderaipur, J.L. No.34, Touzi No.151, within the Limits of Kolkata Municipal Corporation, at KMC Premises No.176/14/141, Raipur Road, Postal Address P141, Regent Estate, being Ward No.096, Assessee No.210960701410, Police Station-Jadavpur, Kolkata-700032, is in the possession of the First Party/Owners particularly described in the FIRST SCHEDULE hereunder written.
- IV) "OWNERS' ALLOCATION" shall mean that the Owners will be provided a Flat on the Ground floor, Rear Portion, measuring 350 Square Feet Super Built up area more or less, liquidated amount of Rs.33,00,000=00 (Rupees Thirty Three Lakh) only (forfeit money), which is already paid before execution of this agreement.
- V) "DEVELOPER'S ALLOCATION" shall mean save and except the owners' allocation i.e. entire FAR (except a Flat on the Ground floor, Rear Portion, measuring 350 Square Feet Super Built up area more or less) out of the total Sanction plan, together with common areas and facilities to be constructed will be of the Developer's allocation.



VI) "COMMON PARTS, USERS AND FACILITIES" shall mean and include common passage, common users, staircase-cum-landing, equipments and accessories, common use and enjoyment overhead water tank, S.U.G Reservoir.

VII) "PROPORTIONATE SHARE" means the share which is agreed to be fixed as Owners' and Developer's shares respectively in the Land.

W H E R E A S by an indenture of Lease dated the 21<sup>st</sup> day of November, 1962, between the Governor of the State of West Bengal hereinafter called the Government and one Smt. Protiva Das, entered in Book No.I, Volume No.176, pages 69 to 76, being No.9997, for the year 1962, upon registration at the office of the Alipore Sadar Sub-Registrar, a plot of land being Plot No.141, under Tollygunge land Development Scheme, J.L. No.34, Touzi No.151, Sub-Division Alipore, Mouza-Bade Raipur, Thana Old Tollygunge, now Jadavpur, Registration Office Alipore, measuring 5 Cottahs 4 Chittaks 40 Square Feet more or less, morefully described in the Schedule hereunder written and hereinafter called the said "leasehold property" was granted and demised by the Government of West Bengal for the consideration of the premium of Rs.12,414/- only and at an annual rent Rs.1/- to the said Smt. Protiva Das of 17B, Swinhoe Street, Calcutta - 700019, for a term of 99 years commencing from 21<sup>st</sup> day of November, 1962, with the right of renewal for a further period of 99 years, on the terms and conditions as mentioned in the said Indenture of Lease.

A N D W H E R E A S the said Smt. Protiva Das, by an indenture of lease dated the 13<sup>th</sup> day of October, 1969 assigned the said plot of leasehold land to Smt. Namita Paul, since deceased, wife of Tapendra Kumar Pal, since deceased, which was duly registered in the Office of the District Sub-Registrar and entered in Book No.I, volume No.137, pages 59 to 62, being No.4146, for the year 1969, for the previously assented period of 99 years with effect from 21<sup>st</sup> November, 1962 with the exiting right of renewal for a further period of ninety nine years on the terms and conditions as mentioned in the relative Deed of Lease.

AND WHEREAS the said Smt. Namita Paul, since deceased along with her husband, since deceased, erected a single storied residential house premises during their lifetime out of their own resources and had been dully and sufficiently seized and possessed of the said plot of land together with the house premises thereupon, morefully described in the first schedule hereunder written and hereinafter referred to as the said "Immovable Property".

AND WHEREAS the said Smt. Namita Paul, thus being the owners of the said First Schedule immovable property in the capacity of a perpetual lease in respect of the said plot of land lying and situated at and as Plot No.141, Regent Estate, subsequently renumbered and renumbered as KMC Premises No.176/14/141, Raipur Road, Postal Address P141, Regent Estate, being Ward No.096, Assessee No.210960701410, Police Station-Jadavpur, Kolkata-700092 died intestate on 02/10/2006 at her said premises leaving behind her only son, Sri Tapojyoti Paul, and only three daughters who are the parties of the First Part of this Indenture, her husband Tapendra Kumar Paul having predeceased her on 13/09/1989.

AND WHEREAS each of three daughters, namely Smt. Sumitra Roy, Smt. Suchitra Paul and Smt. Chitrita Chaughuri and the son, Sri Tapojyoti Paul, became entitled to 1/4<sup>th</sup> share each in respect of the first Schedule immovable property upon the demise of the said Namita Paul on 02/10/2006.

AND WHEREAS the said first scheduled property having been considerably worn out owing to passage of time without proper maintenance, the said Sri Tapojyoti Paul, son of Late Namita Paul, was no more inclined to stay on thereat and on the other hand offered to make a gift in respect of his undivided One-fourth share of interest in the said first scheduled property unto and in favour of his three sisters, the parties of the first part thereof, out of love and affection.



AND WHEREAS by a registered Deed of Gift dated 3<sup>rd</sup> October, 2008, the Sri Tapojyoti Pual transferred and conveyed all that part and parcel of his undivided 1/4<sup>th</sup> share of interest in respect of the said immovable property by way of gift unto and in favour of his said three sisters, which was registered at Sub-Registrar Alipore, recorded in Book No.I, Volume No. 16, Page from 1457 to 1469, Deed No. 05238, for the year 2008, being the parties of the First Party of this indenture, thereby making the said parties as the absolute owners of the said first scheduled property comprised the plot of land admeasuring 5 Cottahs 4 Chittaks 40 Square Feet together with a single storied house building thereupon.

AND WHEREAS thus having become the absolute owners thereof, the parties of the first part thereof have duly got their names mutated as the recorded owners in respect of the said First Scheduled property in the records of Department of Housing Community Development, Govt. of West Bengal as well as in the records of Kolkata Municipal Corporation.

AND WHEREAS the owners herein got their name mutated in the record of the Kolkata Municipal Corporation, being KMC Premises No.176/14/141, Raipur Road, Postal Address P141, Regent Estate, being Ward No.096, Assessee No.210960701410, Police Station-Jadavpur, Kolkata-700092 and erected one tile shed thereon.

AND WHEREAS the First Party herein as Owners of the said total Property measuring 5 Cottahs 4 Chittaks 40 Square Feet more or less have decided to "Commercially Exploit" through residential Building by raising new proposed multi Storied Building and/or as per Sanction Plan, Sanction by the KOLKATA MUNICIPAL CORPORATION on the said Property more fully and particularly described in the FIRST SCHEDULE below and the Second Party having sound knowledge and financial ability approached the First Party with the

terms, conditions and covenants herein below appearing and the First Party herein allowed the Second Party herein to raise such construction at their own cost and/or at the cost of their nominees on the FIRST SCHEDULE Property as per the Plan from KOLKATA MUNICIPAL CORPORATION for the benefit of the parties to this AGREEMENT.

AND WHEREAS the Second Party hereinafter considering the proposal of the First Party herein have agreed to raise building as per Sanctioned Plan by the KOLKATA MUNICIPAL CORPORATION, at their own cost and/or their nominees' cost as described in the FIRST SCHEDULE below on certain terms and conditions to which the FIRST PARTY agreed and Second Party confirmed.

AND WHEREAS to avoid future complication, the parties execute this Agreement this day by incorporating the said terms and conditions as FOLLOWS:-

: TERMS & CONDITIONS :

- 1) That the First Party herein shall give vacant Possession of the said property described in the FIRST SCHEDULE below to the Second Party within 15 Days from the date of obtaining the sanction plan.
- 2) That the SECOND PARTY herein on receiving vacant Possession of the property described in the FIRST SCHEDULE below as stated above shall at their cost and/or at the cost of their nominees will start the construction after obtaining the Sanction Plan by the KOLKATA MUNICIPAL CORPORATION in favour of the FIRST PARTY.
- 3) That the first Party shall pay all the arrears of Corporation Taxes and electric bills, and mutation expenses, for the FIRST SCHEDULE Property upto the date of handing over the vacant possession of the said Property and shall be liable to pay Corporation Taxes of the FIRST SCHEDULE Property



proportionately and B.L. & L.R.O. mutation and conversion expense will be borne by the first party. In exchange of Owners' Property mentioned in the FIRST SCHEDULE owners will be provided a Flat on the Ground floor, Rear Portion, measuring 350 Square Feet Super Built up area more or less and a liquidated amount of Rs.33,00,000=00 (Rupees Thirty Three Lakh) only (forfeit money), which is already paid before execution of this agreement.

4} That the First Party herein shall allow the Second Party to erect said multi storied Building for construction as per Sanctioned Plan by the KOLKATA MUNICIPAL CORPORATION at their nominees' cost in the land described in the FIRST SCHEDULE below.

5} That the Second Party herein at their own cost and initiative will make the said Plan Sanctioned to the alteration/modification, if necessary, in the name of the First Party from the KOLKATA MUNICIPAL CORPORATION and the First Party shall assist/co-operate in all respect in obtaining the sanctioned, modification/alteration of Plan by the KOLKATA MUNICIPAL CORPORATION for construction wherein the First Party will not make any hindrances or obstructions.

6} That Second Party shall take all steps for protection of the same including Building/renovating of existing Boundary walls on or about the said FIRST SCHEDULE Property and to appoint darowan/darowans if required and/or their own men and to keep them posted at site and providing them temporary facilities within the said premises for security purpose.

7} That the First Party shall execute A POWER OF ATTORNEY in favour of the SECOND PARTY empowering the Second Party to negotiate act and do all things necessary for and on behalf of the First Party for more fully and effectually in respects as she could do the same herself with regard to obtaining the necessary, sanction, permits, quotas etc. from the KOLKATA MUNICIPAL

CORPORATION and Government and/or Semi Government Institution including Police Authorities of the First Party, if necessary, and also the powers empowered to them with the clauses as mentioned and to be mentioned in the Power of Attorneys.

8) That the First Party shall further authorize the Second Party to act on their behalf by incorporating the following acts and deeds in the aforesaid GENERAL POWER OF ATTORNEY.

9) To advertise, negotiate, execute by signing and registering, transfer document or documents of Agreement and to receive Booking money advance or earnest money and consideration money and to allow the Intending Purchasers to take loan from any Authority or Body or Bodies or even documents relating to the said transfer in the proposed Building i.e. of Developer's allocation for and on behalf of the First Party in the capacity of the Owners in addition to the capacity of the Second Party for more fully assuring and/or securing the right, title and interest of the Intending Purchaser or Purchasers of the aforesaid proposed constructed area in the said land i.e. of Developer's allocation.

10) That the First Party shall have no claim on the sale proceeds of the said constructed areas of developer's allocation, which shall rightfully belong to the Second Party in consideration of their investment and endeavor in erecting the aforesaid Building on the land described in the FIRST SCHEDULE below.

11) That the First Party shall have no right of objection on to the price to be claimed by the Second Party from their Intending Purchaser or Purchasers in respect of the developer's allocation.

12) A Supplementary deed shall be executed and registered by both party for mentioning specific Owners' allocation, if necessary.



13} Developer shall handover the vacant and peaceful possession of Land Owners' allocation to the Land owners and possession letter, Completion Certificate, completed in all respect before handing over the possession of the purchaser/purchaser in respect of the Developer's allocation. That the First Party shall execute at the option of the Second Party the necessary documents in favour of the Second Party or their nominee or nominees including the Intending Purchaser or Purchasers of the said constructed areas which includes the spaces/flats with proportionate undivided share attributable to the land underneath the Building or do such other things as would be deemed necessary for more fully assuring the right, title and ownership of the Second Party or their nominee or nominees including the Intending Purchaser/ Purchasers in respect of the Flats and with proportionate undivided share in the land as stated above.

14} That the Second Party shall complete the Flats in the said premises in all respect including completion of electrical fittings and fixtures fixing up flush door and windows, plumbing work, plaster of parish for internal walls and cement base Colour in external walls within 36 Months from the date of obtaining the Sanctioned Plan by the KOLKATA MUNICIPAL CORPORATION. However, the period will be extended further 6 {Six} Months. If for any legal complication and/or for delay of delivery of Sanction Plan from the KOLKATA MUNICIPAL CORPORATION for any reasons whatsoever and completion certificate will be handed over by the Developer to the Landowners within 36 months from the date of obtaining the sanction plan.

15} That the Second Party shall complete the construction within 36 Months from the date of Sanction plan and quitting from the FIRST SCHEDULE below Property by the First Party after obtaining the Sanctioned Plan from the KOLKATA MUNICIPAL CORPORATION but will not stand the above conditions, if not be restrained for force-majeure.

- 16) That the Second Party shall complete the construction of the said new proposed Building or as per Sanction Plan on land described in the FIRST SCHEDULE below within 36 Months from the date of Sanctioning the Sanctioned Plan by the KOLKATA MUNICIPAL CORPORATION.
- 17) That each terms of this Agreement is the consideration for the other and failure to comply with the terms and conditions of this Agreement by either of the Parties shall be a cause of action as mentioned below.
- 18) This Agreement will not be treated as a Partnership between the First Party and Second Party or an Agreement for sale of the said property by the First Party to the Second Party. The Second Party is giving only right to develop the said Property as aforesaid.
- 19) The Building will be constructed as per KMC Sanction Plan.
- 20) The Second Party declared that they have entered into this Agreement after fully satisfying about the title of the FIRST PARTY. Save and except any material defect of title and the Property being encumbered.
- 21) All out of pocket expenses of and incidental to this Agreement and the transactions in pursuance thereof including the Deed/Deeds of Conveyance/ Conveyances and other assurance in respect thereof in connection with the Proposed Building including Stamp Duty and Registration charges shall be borne and paid by the Second Party and/or their nominees alone.
- 22) The Second Party shall indemnify and keep indemnified the First Party against all losses, damages, costs, charges, expenses that will be incurred or suffered by the Second Party due to any accident or any mishap during construction or due to any claim made by any Third Party in respect of such construction or otherwise however any other activities arising out of construction.



23) In case of any dispute or differences or questions concerning the time period completion of period of work and Payment of consideration to the Owners the same shall be referred the Arbitration wherein the each party will appoint one Arbitrator and in case of differences the opinion both the Arbitrator the decision of the Umpire to be appointed by both the Arbitrator will be final, under the provision of INDIAN ARBITRATION ACT, 2015 and/or any other statutory modification and/or enactment. Be it noted that the first party will physically bound to submit all the original Deeds and other relevant papers as and when required for any purpose.

24) That after demolishing the existing structure all the sale proceeds will be credited in the account of the Second party.

25) The Jurisdiction of the Court will be at ALIPORE.

: THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of the <sup>Baster</sup> land measuring 5 Cottahs 4 Chittaks 40 Square Feet be the same a little more or less together with 1500 Square Feet single storied cement flooring, pucca residential structure thereon, in Plot No.141. Mouza-Baderaipur, J.L. No.34, Touzi No.151, within the Limits of Kolkata Municipal Corporation, at KMC Premises No.176/14/141, Raipur Road, Postal Address P141, Regent Estate, being Ward No.096, Assessee No.210960701410, Police Station-Jadavpur, Kolkata-700032, and butted and bounded by :-

<u>ON THE NORTH</u>	: by Plot No.142, Regent Estate.
<u>ON THE SOUTH</u>	: by Plot No.140, Regent Estate.
<u>ON THE EAST</u>	: by Plot No.139, Regent Estate.
<u>ON THE WEST</u>	: by 30' feet wide Municipal Road, being Raipur Road.

: THE SECOND SCHEDULE ABOVE REFERRED TO :  
(OWNERS' ALLOCATION)

OWNERS will get a Flat on the Ground floor, Rear Portion, measuring 350 Square Feet Super Built up area more or less and a liquidated amount of Rs.33,00,000=00 (Rupees Thirty Three Lakh), which is already paid before execution of this agreement.

(DEVELOPER' ALLOCATION)

DEVELOPER will get save and except the owners' allocation i.e. entire FAR (except a Flat on the Ground floor, Rear Portion, measuring 350 Square Feet Super Built up area more or less) out of the total Sanction plan, together with common areas and facilities to be constructed will be of the Developer's allocation.

: THE THIRD SCHEDULE ABOVE REFERRED TO :

{PROPOTIONATE COMMON PARTS/PORIONS OF BOTH THE OWNERS & DEVELOPER}

- 1} Entrance and exits of the Building.
- 2} Boundary walls and Main Gate.
- 3} Drainage and sewerage lines and other installations for the same {except only those installed within the exclusive area of any flat and/or exclusively for its use}. Overhead water tank.
- 4} Stair-case, lobbies on all the floors and common roof right.



- 5) Electric sub-station and electrical wiring and other fittings {excluding only those installed within the exclusive area of any flat and/or exclusively for its use}.
- 6) Water motor pump, water pump space, water reservoir tank, together with all common plumbing installations for carriage of water {save only those exclusively installed for the exclusive use of any flat}.
- 7) Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the land and the Building as may be necessary for passage and/or user the flats in common by the co-owners.

: SPECIFICATION OF THE FLAT :

1. FOUNDATION :

The Building is designed on R.C.C. footing and frame. Cement : Ambuja, Rod : Durgapur TMT.

2. WALLS :

All the external walls shall be 125 mm thick brick walls with cement plaster. All internal partition walls of the owners' allocation shall be 5" thick brick wall with both side cement plaster.

3. DOORS :

All doors shall be flash doors (1¼" thick) and Frame will be of Shal wood and bathroom door will be of PVC and the bath room frame will be of Wooden of 1.15 inch.

4. WINDOWS :

All windows shall be of Aluminum Sliding with grill with smoke glass choice by the Owners.

5. FLOORING :

Entire Floor will be provided of Marble Finish/Vitrified tiles.

6. INTERNAL FINISH TO WALLS :

All internal walls and ceiling of bed room living rooms & verandah kitchen and toilets shall be finished with on Plaster of Paris.

7. EXTERNAL PAINTING :

All the external walls will be painted by weather cote finished with suitable colour combination.

8. SANITARY AND PLUMBING :

All the internal horizontal soil and waste pipes shall be 50mm to 100mm dia C.I./P.V.C. pipes jointed by cement. All the vertical soil, vent and waste pipes shall be 50mm to 100mm dia C.I./P.V.C. Pipes joint with cement mortar and exposed to wall. All the rain water pipes shall be 100mm dia in good quality asbestos PVC/HDPE. All the Sanitary and Toilet shall have white Anglo Indian commode with low down P.V.C. Cistern, 1 No. White 18"X12" wash basin, shower with cold water provision. All bathroom fittings such as stop cock, bib cock, pillar cock will be of C.P.

9. ELECTRIFICATION :

Only Owners' portion all the internal wiring shall be concealed in polythene conduit, all wires (Finolex or Havel) shall be of copper, all switch boards of M.S. Flush with walls cover with white switch each bed room shall provide with 3nos. light points 2 no 5 amp plug point. 2 no. fan point, Each drawing and dining space shall be provided with 3 no. light points + 2 No. fan point + 2 no. 15amp + 1no.5amp plug point + 1no.calling bell point, Each kitchen shall be provided with 1no light point + 1 No5amp plug point + 1 No. Ex. fan point toilet 1 No light point, 1no. fan point, one A.C. Point in each bed Room.



10. WATER SUPPLY :

Each Flat will be provided water supply line from R.C.C. over head water tank shall be fitted up by water pump from semi underground water reservoir for all the flats. Water will be supplied from municipal water supply.

11. Kitchen : 4'-0" tiles from Black Stone cooking platform, with stainless steel sink.

12. Toilet :

Marble flooring, Indian/Commode pan of standard quality, tiles upto 7'-0" height.

13. GENERAL :

Each flat shall have separate CESC Meter and the cost will be borne by the Developer and the main meter also will be obtained at the cost of the Owners of the property and different intending purchaser/s of the proposed new building proportionately. The Owners/First party shall bear all expenses for any other extra works if made in the said owners' allocation space.

N.B. :- Any thing extra/any additional work(s) will be done as per parties requirements, extra cost and payment should be made on or before execution.

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

SIGNED SEALED AND DELIVERED  
BY THE OWNERS AT KOLKATA  
IN THE PRESENCE OF :

1. *Sandip Choudhury*  
At the Judge's  
Court, Col-27
2. *Sushanta Paul*  
220, Rifle Club East  
Jal-70.

- 1. *Sumitran Roy.*
- 2. *Sushanta Paul.*
- 3. *Chibitai Chaudhuri*

SIGNATURE OF THE OWNERS.

SIGNED SEALED AND DELIVERED  
BY THE DEVELOPER AT KOLKATA  
IN THE PRESENCE OF :

1. *Sandip Choudhury*
2. *Sushanta Paul*

*Promaym Saha.*

SIGNATURE OF THE DEVELOPER.

DRAFTED AND PREPARED BY ME.

*Sandip Choudhury* (F/439/135/99)  
{ ADVOCATE }  
ALIPORE JUDGES' COURT, KOL-27.  
TYPED BY ME.

*(Sourabh Roy)*  
{ TYPIST }



- :: 18 :: -

: MEMO OF CONSIDERATION :

RECEIVED from the within-named DEVELOPER the said sum of Rs.33,00,000=00 (Rupees Thirty Three Lakh) only as full and final settlement as per Memo below.

: M E M O :

- |  |                |
|--|----------------|
| 1. By Cheque, Vide No.511395,<br>dated 17/02/2009, Bank of Baroda  | Rs.2,00,000=00 |
| 2. By Cheque, Vide No.160405,<br>dated 29/04/2009, Bank of Baroda  | Rs.1,00,000=00 |
| 3. By Cheque, Vide No.504705,<br>dated 27/07/2009, Bank of Baroda  | Rs.1,00,000=00 |
| 4. By Cheque, Vide No.504706,<br>dated 27/07/2009, Bank of Baroda  | Rs.1,10,000=00 |
| 5. By Cash on 08/11/2009   | Rs.2,00,000=00 |
| 6. By Cheque, Vide No.160441,<br>dated 17/05/2010, Bank of Baroda  | Rs.1,00,000=00 |
| 7. By Cheque, Vide No.511516,<br>dated 22/03/2011, Bank of Baroda  | Rs.2,00,000=00 |
| 8. By Cheque, Vide No.116869,<br>dated 25/02/2012, Bank of Baroda  | Rs. 90,000=00  |
| 9. By Cheque, Vide No.511382,<br>dated 01/06/2007, Bank of Baroda  | Rs.2,00,000=00 |
| 10. By Cheque, Vide No.218944,<br>dated 28/03/2008, Bank of Baroda | Rs.3,00,000=00 |
| 11. By Cheque, Vide No.501204,<br>dated 13/03/2009, Bank of Baroda | Rs.2,00,000=00 |
| 12. By Cash on 05/08/2009  | Rs.2,00,000=00 |
-

- |  |                |
|--|----------------|
| 13. By Cheque, Vide No.511517,<br>dated 23/03/2011, Bank of Baroda | Rs.2,00,000=00 |
| 14. By Cheque, Vide No.511381,<br>dated 01/06/2007, Bank of Baroda | Rs.2,00,000=00 |
| 15. By Cheque, Vide No.511388,<br>dated 28/03/2008, Bank of Baroda | Rs.3,00,000=00 |
| 16. By Cheque, Vide No.501205,<br>dated 13/03/2009, Bank of Baroda | Rs.2,00,000=00 |
| 17. By Cheque, Vide No.504707,<br>dated 27/07/2009, Bank of Baroda | Rs.2,00,000=00 |
| 18. By cash  | Rs.2,00,000=00 |

=====  
Total Rs.33,00,000=00 ✓  
=====

1. Sumittra Roy.
2. Suchitra Paul .
3. Chitritar Chaudhuri

SIGNATURE OF THE OWNERS.

WITNESSES :

- 1} *[Signature]*
- 2} *[Signature]*
















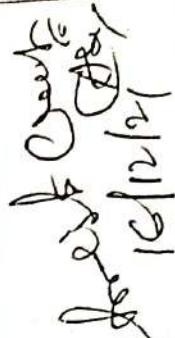
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16042002609812/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr NARAYAN SAHA 4/12, Azadgarh, City:- , P.O:- Regent Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040	Developer			<i>Narayan Saha</i> 16.12.21.
2	Mrs SUMITRA ROY 164/40/1, Prince Anwar Shah Road, City:- , P.O:- Lake, P.S:-Lake, District:-South 24- Parganas, West Bengal, India. PIN:- 700045	Land Lord			<i>Sumitra Roy</i> 16.12.21
3	Mrs SUCHITRA PAUL Flat No.3A, 7/16, Bijoygarh, City:- , P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Land Lord			<i>Suchitra Paul.</i> 16.12.21

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs CHITRITA CHAUDHURI 23A, Monohar Pukur Road, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Land Lord	 Chitrita Chaudhuri		 16/12/21
SI No.	Name and Address of Identifler	Identifler of	Photo	Finger Print	Signature with date
1	Mr Sudipta Chakraborty Son of Late Bhabani Ranjan Chakraborty Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mr NARAYAN SAHA, Mrs SUMITRA ROY, Mrs SUCHITRA PAUL, Mrs CHITRITA CHAUDHURI			 16/12/21

(Pradipta Kishore Guha).  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal





सत्यमेव जयते

Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2002609812/2021	Office where deed will be registered
Query Date	13/12/2021 11:09:25 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 33,00,000/-]	
Set Forth value	Market Value	
	Rs. 84,56,411/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,021/- (Article:48(g))	Rs. 33,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road, Premises No: 176/14/141, Ward No: 096, Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		5 Katha 4 Chatak 40 Sq Ft		74,43,911/-	Width of Approach Road/30/Ft.
Grand Total :						8.7542Dec	0/-	74,43,911/-

**Structure Details :**

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	0/-	10,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	0/-	10,12,500/-	



Query No: 2002609812 of 2021, Printed On : Dec 13 2021 11:10PM, Generated from wbregistration.gov.in





Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2002609812/2021	Office where deed will be registered
Query Date	13/12/2021 11:09:25 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 33,00,000/-]	
Set Forth value	Market Value	
	Rs. 81,01,943/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,021/- (Article:48(g))	Rs. 33,053/- (Article:E, E, B,)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road, Premises No: 176/14/141, Ward No: 096 Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 4 Chatak 40 Sq Ft		70,89,443/-	Property is on Road
Grand Total :				8.7542Dec	0/-	70,89,443/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	0/-	10,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	0/-	10,12,500 /-	

AS- 1 of 4



**Land Lord Details :**

Sl. No	Name & address	Status	Execution Admision Details :
1	Mrs SUMITRA ROY Wife of Mr. Sushir Roy, 164/40/1, Prince Answar Shah Road, City:- , P.O:- Lake, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ANxxxxxx3J, Aadhaar No.: 93xxxxxxxx1135, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs SUCHITRA PAUL Wife of Mr. Sumitra Paul, Flat No.3A, 7/16, Bijoygarh, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BCxxxxxx0G, Aadhaar No.: 79xxxxxxxx6813, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs CHITRITA CHAUDHURI Wife of Mr. Sudeep Chaudhuri, 23A, Monohar Pukur Road, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ABxxxxxx5A, Aadhaar No.: 94xxxxxxxx6338, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

Sl. No	Name & address	Status	Execution Admision Details :
1	Mr NARAYAN SAHA Son of Late Chitta Ranjan Saha, 4/12, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKxxxxxx7G, Aadhaar No.: 24xxxxxxxx9163, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Identifier Details :**

Name & address
Mr Sudipta Chakraborty Son of Late Bhabani Ranjan Chakraborty Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr NARAYAN SAHA, Mrs SUMITRA ROY, Mrs SUCHITRA PAUL, Mrs CHITRITA CHAUDHURI





### Major Information of the Deed

Deed No	I-1604-10289/2021	Date of Registration	17/12/2021
Query No / Year	1604-2002609812/2021	Office where deed is registered	
Query Date	13/12/2021 11:09:25 PM		1604-2002609812/2021
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 33,00,000/-]		
Set Forth value	Market Value		
	Rs. 84,56,411/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 33,053/- (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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road, Premises No: 176/14/141, Ward No: 096 Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 4 Chatak 40 Sq Ft		74,43,911/-	Width of Approach Road: 30 Ft.,
<b>Grand Total :</b>				8.7542Dec	0/-	74,43,911 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	0/-	10,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		1500 sq ft	0/-	10,12,500 /-	



**3d Lord Details :**

Sl No	Name,Address,Photo,Finger-print and Signature
1	<b>Mrs SUMITRA ROY</b> Wife of Mr Sushir Roy 164/40/1, Prince Answar Shah Road, City:- , P.O:- Lake, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx3J, Aadhaar No: 93xxxxxxxx1135, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Pvt. Residence
2	<b>Mrs SUCHITRA PAUL</b> Wife of Mr Sumitra Paul Flat No.3A, 7/16, Bijoygarh, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BCxxxxxx0G, Aadhaar No: 79xxxxxxxx6813, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Pvt. Residence
3	<b>Mrs CHITRITA CHAUDHURI</b> Wife of Mr Sudeep Chaudhuri 23A, Monohar Pukur Road, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ABxxxxxx5A, Aadhaar No: 94xxxxxxxx6338, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Pvt. Residence

**Developer Details :**

Sl No	Name,Address,Photo,Finger-print and Signature
1	<b>Mr NARAYAN SAHA (Presentant )</b> Son of Late Chitta Ranjan Saha 4/12, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx7G, Aadhaar No: 24xxxxxxxx9163, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sudipta Chakraborty</b> Son of Late Bhabani Ranjan Chakraborty Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr NARAYAN SAHA, Mrs SUMITRA ROY, Mrs SUCHITRA PAUL, Mrs CHITRITA CHAUDHURI			

**Transfer of property for L1**

No	From	To. with area (Name-Area)
1	Mrs SUMITRA ROY	Mr NARAYAN SAHA-2.91806 Dec
2	Mrs SUCHITRA PAUL	Mr NARAYAN SAHA-2.91806 Dec
3	Mrs CHITRITA CHAUDHURI	Mr NARAYAN SAHA-2.91806 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs SUMITRA ROY	Mr NARAYAN SAHA-500.00000000 Sq Ft
2	Mrs SUCHITRA PAUL	Mr NARAYAN SAHA-500.00000000 Sq Ft
3	Mrs CHITRITA CHAUDHURI	Mr NARAYAN SAHA-500.00000000 Sq Ft



Endorsement For Deed Number : I - 160410289 / 2021

On 16-12-2021

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

Presented for registration at 14:29 hrs on 16-12-2021, at the Private residence by Mr NARAYAN SAHA, Claimant.

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

Execution is admitted on 16/12/2021 by 1. Mr NARAYAN SAHA, Son of Late Chitta Ranjan Saha, 4/12, Azadgarh, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business, 2. Mrs SUMITRA ROY, Wife of Mr Sushir Roy, 164/40/1, Prince Answar Shah Road, P.O: Lake, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession House wife, 3. Mrs SUCHITRA PAUL, Wife of Mr Sumitra Paul, Flat No.3A, 7/16, Bijoygarh, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 4. Mrs CHITRITA CHAUDHURI, Wife of Mr Sudeep Chaudhuri, 23A, Monohar Pukur Road, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife Indetified by Mr Sudipta Chakraborty, , Son of Late Bhabani Ranjan Chakraborty, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

*Sudipta*

Pradipta Kishore Guha  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 17-12-2021

**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.

**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 84,56,411/-

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 33,053/- ( B = Rs 33,000/- , E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 33,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/12/2021 8:48AM with Govt. Ref. No: 192021220137525001 on 16-12-2021, Amount Rs: 33,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BKTXDB3 on 16-12-2021, Head of Account 0030-03-104-001-16



**Amount of Stamp Duty**

Verified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/-  
by online = Rs 5,021/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 5613, Amount: Rs.5,000/-, Date of Purchase: 09/12/2021, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/12/2021 8:48AM with Govt. Ref. No: 192021220137525001 on 16-12-2021, Amount Rs: 5,021/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK0BKTXDB3 on 16-12-2021, Head of Account 0030-02-103-003-02



**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2021, Page from 392740 to 392779

being No 160410289 for the year 2021.



Digitally signed by pradipta kishore guha  
Date: 2021.12.20 14:47:23 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2021/12/20 02:47:23 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)