

03/80/22

N. 3025/001



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 701495

certified that the document is duly registered. The signature sheets and the endorsement sheets attached with document are the part of this document.

DEVELOPMENT AGREEMENT

Dis. Sub-Register  
Alipore, South 24-parganas.

2 MAR 2022

THIS DEVELOPMENT AGREEMENT is made this the 28<sup>th</sup> day of February, Two Thousand Twenty Two BETWEEN (1) SRI BIPLAB BAKSHI, (PAN No. DJJPB 3745L) (AADHAAR No. 8352 9814 9626), son of Late Badal Bakshi, by Nationality-Indian, by faith-Hindu, by occupation-Business, (2) SRI BIDIHAN BAKSHI, (PAN No. AVUPB9690C) (AADHAAR No. 3611 4050 5154), son of Late Badal Bakshi, by Nationality-Indian, by faith-Hindu, by occupation-Business (3) SRI JAHAR BAKSHI, (PAN No. BENPB0411C) (AADHAAR No. 3250 8498 3567), son of Late Badal Bakshi, by Nationality-Indian, by faith-Hindu, by occupation-Business, all are residing at 1/15, Sahid Nagar, Kolkata-700 031, P.O.Dhakuria, P.S.Garfa, within the District of South 24-Parganas, and (4) SMT. SHARMISTHA DATTA (PAN

Contd.....pg/2

2/3/22  
Q-2/548899

(2)

No. BGBPD 6148J) (AADHAAR No. 5038 4998 9585), daughter of Sri Ratan Kumar Datta and wife of Sri Dibyendu Manna, by Nationality-Indian, by faith-Hindu, by occupation-Service, residing at Sonatala, P.O. Sonatala, P. S. Udaynarayanpore, Pin Code :711412, in the District of Howrah, hereinafter collective referred to as the "OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**A N D**

" D.P. CONSTRUCTION" (PAN No. AARFD9482A) a partnership firm having its office at 20/2C, K. P. Roy Lane, Kolkata-700031, P. O. Dhakuria, P.S. Garfa, in the District of South 24-Parganas, represented by its Partners (1) **SRI DEB KUMAR ROY** (PAN No. BDZPR 0725C) (AADHAAR No. 2428 0404 8846), son of Late Dilip Kumar Roy, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 74, Arya Vidyalaya Road, P. O. Haltu, Kolkata-700 078, P. S. Garfa, in the District of South 24-Parganas and (2) **SRI PARTHA SEN**, (PAN No. AYCPS 6087M) (AADHAAR No. 9222 4311 1927), son of Late Dilip Kumar Sen, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 1/38, Sahid Nagar, P.O.Dhakuria, Kolkata-700 031, P.S. Garfa, in the District of South 24-Parganas, hereinafter 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 the partners for the time being its successors, successors-in-interest and assigns) of the **OTHER PART**.

WHEREAS by an Indenture of Gift made on 19th day of April, 1989 between the Governor of the State of West Bengal for and on behalf of the Refugee, Relief and Rehabilitation Department, Government of West-Bengal, described therein as the Donor of the one part and Smt.Sefali Bakshi,wife of

Contd.....pg/3



(3)

Late Badal Bakshi described therein as the Donee of the other part the said Donor gifted, transferred and conveyed all that piece and parcel of homestead land measuring 3 Cottahs 1 Chittak be the same a little more or less lying and situated at Mouza-Dhakuria, J.L.No.18, in E.P. No.218, in S.P. No.110, in C. S. Plot No.1505(P), P. S. Kasba, in the District of South 24-Parganas in favour of the said Donee and conferred absolute right title and interest in favour of the said Donee and the said Deed of Gift was registered on the even date in the office of the Additional District Registrar at Alipore and recorded therein Book No. I, Volume No. 31, Pages 241 to 244, Being No.2311, for the year 1989 and the said Donee accepted the said Gift of the Donor.

AND WHEREAS since then the said owner Smt. Sefali Bakshi had been exercising all her right of ownership and possession over the said homestead land by erecting dwelling structure thereon got her name mutated in the records of The Kolkata Municipal Corporation in respect of the said property being known as Municipal Premises No. 20X, K.P.Roy Lane, Kolkata-700 031, P. S. formerly Kasba at present Garfa and was paying taxes regularly.

ANDWHEREAS thereafter the said owner Smt. Sefali Bakshi while thus absolutely seized and possessed of the said property died intestate on 31/01/2010 leaving behind and surviving her three sons namely Sri Biplab Bakshi, Sri Bidhan Bakshi, Sri Jahar Bakshi and one grand daughter Smt. Sharmistha Datta, the daughter of her predeceased daughter Uma Dutta who died intestate on 02/07/2009 as her legal heirs, successors and representatives under the Hindu Succession Act, 1956.

AND WHEREAS after the demise of the said recorded owner Smt. Sefali Bakshi the property left by her thus devolved upon her aforementioned legal heirs, successors and representatives who jointly inherited and became the joint owners of the said property being known as Municipal Premises No. 20X, K.P. Roy Lane, Kolkata-700 031, P. S. Garfa, now within the local limits

of The Kolkata Municipal Corporation under Ward No.92, in the District of south 24-Parganas, left by their predecessor-in-interest Smt. Sefali Bakshi.

AND WHEREAS since then the said owners Sri Biplab Bakshi, Sri Bidhan Bakshi, Sri Jahar Bakshi and Smt. Sharmistha Datta have been jointly seized and possessed of the said inherited property got their names jointly mutated in the records of The Kolkata Municipal Corporation in respect of the said inherited property being known as Municipal Premises No.20X, K.P.Roy Lane, Kolkata-700 031, (having Assessee No. 21-092-14-1123-5) P.S. Garfa, now within the local limits of The Kolkata Municipal Corporation under Ward No.92, in the District of South 24-Parganas, and are paying taxes regularly which is morefully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the "said property".

AND WHEREAS the Owners herein approached the Developer herein with the proposal to construct multi storied building upon the said land for residential purpose comprising of several self contained flats for mutual profits, interest and benefits on or over the said property morefully and particularly mentioned and described in the First Schedule hereunder written on the terms and conditions which have been mutually discussed and settled by and between the parties herein.

AND WHEREAS the Owners have specifically represented to the Developer that they are the joint Owners of the said property morefully and particularly mentioned and described in the First Schedule hereunder written which representation the Developer has bonafide belief that the Owners are jointly seized and possessed of or otherwise well and sufficiently entitled to the said premises in its entirety as the Owners thereof and that they have full right and absolute authority of alienation or transfer of the same or any part or portion thereof without let, hindrance, claim, question or demand being



raised by anybody in this behalf and have also declare and confirm that they have not yet executed any sort of instrument like sale, lease, gift, mortgage, charge or Agreement for Sale, Tenancy and Development Agreement in respect of the said property or any part or portion thereof with anybody/bodies, person/persons, concern/concerns, company/companies and authority/authorities.

AND WHEREAS it has been agreed by and between the parties hereto that the Developer shall develop and/or cause to be developed the said premises in the manner as has been agreed upon by and between the parties hereto and as hereinafter provided.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS**

**ARTICLE : I : DEFINITIONS**

1. **OWNERS** shall mean (1) **SRI BIPLAB BAKSHI**, (PAN No. DJJPB 3745L) (AADHAAR No. 8352 9814 9626), son of Late Badal Bakshi, by Nationality-Indian, by faith-Hindu, by occupation-Business, (2) **SRI BIDHAN BAKSHI**,(PAN No. AVUPB 9690C) (AADHAAR No. 3611 4050 5154), son of Late Badal Bakshi, by Nationality-Indian, by faith-Hindu, by occupation-Business (3) **SRI JAHAR BAKSHI**, ( PAN No. BENPB 0411C) (AADHAAR No. 3250 8498 3567), son of Late Badal Bakshi, by Nationality-Indian, by faith-Hindu, by occupation-Business, all are residing at 1/15,Sahid Nagar, Kolkata-700 031, P.O.Dhakuria, P.S.Garfa, within the District of South 24-Parganas and (4) **SMT. SHARMISTHA DATTA** (PAN No. BGBPD 6148J) (AADHAAR No. 5038 4998 9585), daughter of Sri Ratan Datta and wife of Sri Dibyendu Manna, by Nationality-Indian, by faith-Hindu, by occupation-Service, residing at Sonatala, P.O. Sonatala, P. S. Udaynarayanpore, Pin Code :711412, in the District of Howrah

2. **DEVELOPER** shall mean " **D.P. CONSTRUCTION**" (PAN No. **AARFD9482A**) a partnership firm having its office at 20/2C, K. P. Roy Lane, Kolkata-700 031, P. O. Dhakuria, P. S. Garfa, in the District of South 24-Parganas, represented by its Partners **(1) SRI DEB KUMAR ROY** (PAN No. **BDZPR 0725C**) (AADHAAAR No. **2428 0404 8846**), son of Late Dilip Kumar Roy, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 74, Arya Vidyalaya Road, P. O. Haltu, Kolkata-700 078, P. S. Garfa, in the District of South 24-Parganas and **(2) SRI PARTHA SEN**, (PAN No. **AYCPS 6087M**) (AADHAAAR No. **9222 4311 1927**), son of Late Dilip Kumar Sen, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 1/38, Sahid Nagar, P.O. Dhakuria, Kolkata-700 031, P.S. Garfa, in the District of South 24-Parganas.
3. **TITLE DEED** shall mean all deeds, documents, papers and writings regarding title of the said property.
4. **PROPERTY (PREMISES)** shall mean the piece and parcel of homestead land measuring 3 Cottahs 1 Chittak be the same a little more or less together with old two storied building standing thereon lying situate at and being known as Municipal Premises No.20X, K.P. Roy Lane, Kolkata-700031,( having Assessee No. 21-092-14-1128-5), P. S. Garfa, now within the local limits of The Kolkata Municipal Corporation under Ward No.92, in the District of South 24-Parganas which is morefully and particularly mentioned and described in the First Schedule hereunder written.
5. **BUILDING** shall mean the ground plus three storied building to be constructed on the said piece and parcel of land mentioned above.
6. **COMMON FACILITIES AND AMENITIES** shall mean and include corridors, stair ways, passage ways, shafts, drains, septic tank, over



head water tank and semi-underground water reservoir, Pump and Motor, Lift, Electric Meter Board and other space or spaces and facilities along with the easements attached thereto or which may be mutually agreed upon between the parties or whatsoever required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and/or common facilities or any of them thereon as the case may be.

7. **SALEABLE SPACE** shall mean flat or flats, apartment or apartments, or any other space or spaces or portion thereof for residential purposes only and for exclusive use of the flat Owners in the building available for independent use and occupation excepting what is due to the Owners and after making due provisions for common facilities and the space required therefor.
8. **OWNER'S ALLOCATION** shall mean entire First Floor and 50% (fifty percent) of the Third Floor Southern side (back side) and 341 square feet of parking space more or less on the ground floor South-West side (back side) excepting staircase, lift and common W.C. of the proposed multi storied building which will be delivered in favour of the owners towards the Owner's allocation of the building along with non-refundable/ non-adjustable monetary consideration of Rs.12,00,000/- (Rupees twelve lacs) only which will get three of the owners Sri Biplab Bakshi, Sri Bidhan Bakshi and Sri Jahar Bakshi as per the terms and conditions of these presents together with proportionate share in the common facilities, utilities and amenities of the building on prorata basis as fully and particularly set out in the Second Schedule hereunder written.
9. **DEVELOPER'S ALLOCATION** shall mean the entire second floor and 50% (fifty percent) of the third floor Northern side (front side) and remaining balance area on the ground floor of the proposed multi storied building to be constructed at the said premises after allocation to the Owners including proportionate share in the common facilities, utilities

and amenities of the building on pro-rata basis as fully and particularly set out in the Third Schedule hereunder written.

10. **ARCHITECT** shall mean the qualified person or persons as may be appointed by by the Developer for designing and planning of the building to be constructed on the said land.
11. **BUILDING PLAN** shall mean plan or plans to be prepared by the Artichet for construction of the proposed multi storied building.
12. **TRANSFER** shall mean with its gramatical variations and shall include Transfer of possession and Transfer of Title or by any other means adopted for effecting what is understood as Transfer of space to the Transferees thereof.
13. **TRANSFEEEE** shall mean a person or persons, firm, Limited Company, Association of persons to whom any saleable space in the building have been transferred under law for residential purpose.
14. **FORCE MAJUERE** shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lock-out and/or any other acts or commission beyond the control of parties hereto affected thereby and also non-availability of essential materials like cement, steel, etc.
15. Words importing singular shall include plural and vice-versa.

#### ARTICLE - II : TITLE AND INDEMNITY

1. The Owners hereby declare that they have good and absolute right, title, interest and possession of the said premises to enter into this Agreement with the Developer.
2. The Owners hereby declare that the premises is free from all and any manner of lispens, charges, liens, claims, encumbrances, attachments, trusts, acquisition, requisition or mortgage whatsoever and






to the Developer's allocation, which the Developer become entitled to receive from the intending Purchaser or Purchasers of flats and other saleable space or spaces in the said proposed building.

5. That on signing of this agreement the owners shall hand over all the original deed, upto date Municipal Tax Receipts and Mutation Certificate in respect of the said property to the developer which the developer do hereby receipt and acknowledge and the said original documents will be retained by the developer till completion of the project and after completion of project the said original documents will be returned back to the Owners by the developer

#### **ARTICLE - IV : CONSIDERATION**

In consideration of the Owners having agreed to grant to the Developer the exclusive right to develop and/or construction of the proposed multi storied building in the manner hereinbefore mentioned, the Developer shall allot entire First Floor and 50% (fifty percent) of the Third Floor Southern side (back side) and 341 square feet more or less of parking space on the ground floor South-West side (back side) excepting staircase, lift and common W.C. in favour of the owners along with non-refundable non-adjustable monetary consideration of Rs.12,00,000/- (Rupees twelve lacs) only which will get three of the owners Sri Biplab Bakshi, Sri Bidhan Bakshi and Sri Jahar Bakshi, out of which a sum of Rs.3,00,000/- (Rupees three lacs) only has paid by the Developer to the owners before signing of this agreement and another sum of Rs.3,00,000/- (Rupees three lacs) only will be paid by the Developer to the owners Sri Biplab Bakshi, Sri Bidhan Bakshi and Sri Jahar Bakshi after obtaining sanction building plan from The K.M.C. and the remaining balance sum of Rs.6,00,000/- (Rupees six lacs) only will be paid by the Developer to Sri Biplab Bakshi, Sri Bidhan Bakshi and Sri Jahar Bakshi after completion of super structure of the proposed multi storied building in favour of the owners towards the full and final consideration against the said land.

**ARTICLE - V : BUILDING**

1. The Developer shall at his own costs or by raising funds from the prospective buyers out of Developer's allocation or in the manner he considers necessary for which it is hereby agreed between the parties hereto that the Developer shall be at liberty to invite applications from the prospective buyers for transfer out of the total built up area of the Developer's allocations excepting the Owners portion in the building to be constructed on the land comprised in the said premises with good materials as are necessary for such construction and specifications must not be below as mentioned in the Fourth Schedule hereunder written and also in good workmen like manner within a period of 24 (twenty four) months from the date of obtaining sanction building plan from The Kolkata Municipal Corporation and the said period may be mutually extended upto six months. 
2. The Developer shall also install and provide in the said building at his own costs the pumps, Lift, water storage tanks, overhead reservoirs, underground reservoirs, septic tanks, inside electrifications and/or other facilities required to be provided in the building under any applicable statutory bye-laws or regulations relating to the construction of the building on the said land and specifications as mentioned in the Fourth Schedule hereunder written. 
3. The Owners shall be entitled to transfer or otherwise deal with only  the Owners allocation in the building.
4. The Developer shall be exclusively entitled to the Developer's 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 Owners and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.



5. In so far as all necessary dealings by the Developer in respect of the building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer power of Attorney in a form and manner reasonably required by the Developer. It is however understood that such dealings shall not in any manner fasten or create any financial liability upon the Owners.
6. The Developer shall be authorised in the name of the Owners in so far as it is necessary to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary connections of water, electricity, power and permanent drainage and sewerage connection to the newly built up building for which purpose the Owners shall execute in favour of the developer Power of Attorney and other authority as shall be required by the Developer, for which the Owners shall not be liable in any manner whatsoever.
7. The Developer shall at his own costs and expenses and without creating any financial or other liability on the Owners construct and complete the said new building and various units and/or apartments therein.
8. All costs, charges and expenses relating to the proposed multi storied building including Architects Fees shall be discharged and paid by the Developer and the Owners shall bear no responsibility in this context.

#### **ARTICLE - VI : AUTHORITY**

1. The Owners and the Developer shall jointly be entitled to transfer or otherwise deal with the flat/flats and or apartments and/or any othersaleable space or spaces of the building including proportionate right to use the common areas and facilities to be transferred to the prospective transferees.

2. In so far as necessary all dealings by the Developer in respect of the said building in relation to these presents shall be in the name of the Owners for which the Owners hereby nominate, constitute and appoint the Developer to do, execute, perform and exercise all acts and things necessary for the implementation of this Agreement including the authorities to cause to be prepared to sign letters, correspondence and to apply to the authorities, to sign and execute all applications to the Government Department and/or authority to appoint Architects, Engineers and other persons to construct the building and to enter into and sign agreement for sale and to sign sale deeds, conveyances jointly with the Owners in favour of the prospective transferees to make affidavits and declaration to apply for allotment of Cement, Iron and Steel and other materials, to apply for electric connection, sewerage drainage to apply for and obtain refund of any amount receivable from the authorities in respect of the said premises, to make payment of all taxes, rates, impositions in respect of the said premises, to commence proceedings, to settle any suit or proceedings, to sign plaints, verification, written statements, petition to sworn affidavit to appear in any Court of Law, to give evidence and to arrange or substitute with all or any of the powers.
3. It is distinctly stipulated and agreed that the Developer shall have no authority to negotiate for and/or sale flat/flats or apartment and/or any other saleable space or spaces or any portion of the Owners allocation in the said building which the Developer agreed to make delivery of possession to the Owners as consideration against the said land handed over to the Developer for undertaking the construction work thereon as agreed.

**ARTICLE - VII : COMMON FACILITIES**

1. The Developer shall pay and bear all ground rent, Municipal Taxes, other dues and outgoings in respect of the said premises accruing due shall be



liable to bear and pay all the arrear taxes due and payable to The Kolkata Municipal Corporation in respect of the said property.

2. After completion of the Owners allocation portion of the said building completed in all respects and with all amenities whatsoever the Developer shall give notice in writing to the Owners requiring the Owners to take possession of the Owners allocation in the said building agreed to be provided as consideration as per terms of this Agreement and the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and Property taxes, rates, duties, maintenance charges, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said Rates") payable in respect of the Owners allocation and the said rates are to be proportionate prorata with reference to the saleable space in the building.
3. The Owners and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned Authorities or to the other authorities or to the Developer or otherwise as specified by the Developer and shall keep the Developer or other authorities in this regard indemnified against all claims, actions, demands and costs, charges, expenses and proceedings whatsoever directly or indirectly, instituted against or suffered or incurred by the Developer or such authorities or paid by either of them to it as the case may be consequent upon default by the Owners and the Developer in this behalf.

**ARTICLE - VIII : OWNER'S OBLIGATIONS**

1. The Owners doth hereby agree and covenant with the Developer not to do any act, deed or things whereby the Developer may be prevented from selling, assigning and/or disposing of the flat/flats or apartment

and/or any other saleable space or spaces of the Developer's allocation or any portion thereof in the said building of the said premises.

2. The Owners or any person or persons claiming through them shall not in any way cause any interference or obstruction whereby the Developer or any person or persons claiming through them shall in any manner be prevented obstructed from constructing and erecting the said building on the said land in the said premises.
3. The Owners doth hereby agree and covenant with the Developer not to let out, grant lease, mortgage and/or charge the said premises or any part or portion thereof without the previous consent in writing of the Developer during the subsistence of this Agreement.

**ARTICLE - IX : DEVELOPER'S OBLIGATION**

1. The Developer hereby agrees and covenant with the Owners to complete the construction of the said building in terms of this Agreement under the supervision of the developer and shall deliver the possession of the Owners allocation to the Owners within 24 (twenty four) months from the date of obtaining sanction building plan from The Kolkata Municipal Corporation.
2. The Developer hereby agrees and covenants with the Owners not to violate, contravene any of the provisions or Rules applicable for construction of the said building.
3. The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners is prevented from enjoying, selling, assigning and/or disposing of the Owners allocation or any part or portion thereof of the said building in the said premises.
4. That the Developer shall be liable to deliver possession of the Owners allocation in the newly constructed building before delivery of



possession to the other buyers of the flats under Developer's allocation.

5. If the construction and completion of the building is delayed from any wilful act on the part of the Developer then and in that event the Developer shall be liable to pay such loss or damages to the Owners at the rate of Rs. 10,000/- (Rupees ten thousand ) only other than Rent to be provided as usual per month after expiry of the stipulated period of 24 (twenty four) months with grace period of six months from the date of obtaining sanction building plan from The Kolkata Municipal Corporation till delivery of possession of the Owners allocation in the newly built up building.

**ARTICLE - X : MISCELLANEOUS**

1. That on demolition of the existing two storied building standing thereon the Developer will be at liberty to sell the old building materials and the sale proceeds thereon will be exclusively retained by the Developer for which the owners do hereby render their No Objection and neither the owners nor their any legal heirs and successors shall claim the said sale proceeds against the Developer in future.
2. That after obtaining sanction building plan and before demolition of the existing two storied building standing thereon the owners will be shifted temporarily in the suitable rented accommodation to a nearby place and the monthly rent of Rs. 24,000/-(Rupees twenty four thousand) only for the said temporary accommodation will exclusively be borne by the Developer from the date of shifting till giving possession in the newly built up building.
3. It is understood that from time to time to facilitate the construction of the building by the Developer various acts, deeds, matters and things not specified herein may be required. The authority of the Owners and

various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and the Owners shall give any such additional Power of Attorney and/or authorisation as may be required by the developer for the purpose and the Owners are also undertaking to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe the rights of the Owners and/or go against the spirit of these presents.

4. Any notice required to be given by the Developer shall without prejudice to any other mode of service be deemed to have been served on the Owners or if delivered by hand (acknowledgement is required) or sent by prepaid Registered Post to the Owners and shall likewise be deemed to have served on the Developer if delivered by hand or sent by prepaid Registered Post to the Registered Office of the Developer.
5. The Developer and the Owners shall mutually frame Scheme for the management and administration of the said building or buildings and/or common parts including Lift thereof. The Owners hereby agree to abide by all the Regulations to be framed by Owners Association who will be in charge of such management of the affairs of the building or buildings and/or common parts thereof and the parties hereto hereby give consent to abide by such Rules and Regulations.
6. A suitable name of the building shall be given by the Developer in consultation with the Owners.
7. After completion of the construction of the building and getting possession of the Owners allocation thereof the Owners shall at the request of the Developer execute and register appropriate transfer deeds/conveyances together with the proportionate undivided share of



land and also the common areas of the said premises in favour of the Developer or his Nominee and/or the Transferee or Transferees. The stamp Duty including the registration charges and all other legal expenses payable for the transfer shall be borne by the transferee or transferees.

8. That for any reason if the Developer precluded from construction of the proposed multi storied building thereon then and in that event the owners shall be at liberty to cancel this agreement and after proper and marketable assessment of the cost to be incurred by the Developer in the said project till such time and refund the same at a time to the Developer by the owners. ✓
9. That the Developer shall be liable for maintenance of the said building for one year only from the date of handover to the owners for natural damage only excepting floor and after expiry of one year the Developer shall not be liable for any maintenance of natural damage. ✓
10. Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing agreement/final document for transfer of property as per provisions laid down in the said documents as a developer without getting any ownership of any part of the property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the agreement /final document for transfer of property between the owners and the developer in any way. This clause shall have overriding effect to anything written in these documents in contrary to this clause. ✓

#### ARTICLE - XI : JURISDICTION

The Learned Court/Courts having territorial jurisdiction over the said property shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of homestead land measuring 3 (three) Cottahs 1 (one) Chittak be the same a little more or less together with old two storied building standing thereon lying and situated at Mouza-Dhakuria, J. L. No. 18, in E.P. No. 218, S.P. No.110, in C.S.Plot No.1505(P), P. S. formerly Kasba at present Garfa, Sub Registration office at Scaldah, now within the local limits of The Kolkata Municipal Corporation under Ward No. 92, being known as **Municipal Premises No. 20X, K. P. Roy Lane, Kolkata-700 031**, (having mailing address 1/15, Sahid Nagar, Kolkata-700 031) (being Assessee No. 21-092-14-1128-5), in the District of South 24-Parganas, **Zone : (Other than on P.A.S Connector - Other than on P.A.S Connector)** which is butted and bounded in the manner following:-

- On the North : By 14' feet wide Road ;  
 On the South : By S. P. No. 84 ;  
 On the East : By E.P. No. 211 ;  
 On the West : By E. P. No.214.

THE SECOND SCHEDULE ABOVE REFERRED TO :

(OWNERS ALLOCATION)

The Owners shall be allotted entire First Floor and 50% (fifty percent) of the Third Floor Southern side (back side) and 341 square feet more or less parking space on the ground floor South-West side (back side) excepting staircase, lift and common W.C. of the proposed multi storied building to be erected and/or constructed thereon together with proportionate right of all facilities, utilities and benefits inclusive of the roof of the said building which is to be used as common between all the co-owners, particularly fit for human habitation and shall be made in accordance with the specifications as mentioned and detailed in the Fourth Schedule hereunder written.



**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

The Developer will get entire second floor and 50% (fifty percent) of the third floor Northern side (front side) and remaining balance area on the ground floor excepting staircase, lift and common W.C. of the proposed multi storied building to be erected and/or constructed thereon together with proportionate right of all facilities, utilities and benefits inclusive of the roof of the said building which is to be used as common between all the co-owners, particularly fit for human habitation and shall be made in accordance with the specifications as mentioned and detailed in the Fourth Schedule hereunder written.

**THE FOURTH SCHEDULE ABOVE REFERRED TO :**  
**( Specification )**

- Building : R.C.C. framed building.
- Walls : Exterior Brick walls shall be 8" thick and all partition walls shall be 3" thick and common wall will be 5" thick.
- Flooring : All flooring of flats will be vitrified tiles (Rs.50/-per square feet) and marble flooring in stairs with 4" skirting .
- Toilet : One hanging Commode and one Cistern of Jaguar Company white will be provided in one toilet only in every individual flat and general commode white will be provided in W.C, one white Basin, one Shower and all other toilet fittings will be ISI standard along with PVC door.
- Kitchen : A black stone cooking platform 4'-0" × 1'-6" with Steel Sink and one Tap along with white glazed tiles 2'-0" × 2'-0" upon the cooking platform with flush door.
- Door : Sal wood frames and commercial flush door excluding toilet with primer paint and Aluminium Tower bolt and Hass bolt with eye-hole in main door with door stopper in all doors.

Window : Aluminium sliding window and panel fitting glass with 10mm M.S. Grill with primer paint.

Electricals : Concealed copper wiring with standard quality white modular switches and plug sockets of Havel's/Finolex with necessary light and fan points but without fittings. Five points in each bed room, seven points in drawing-cum-dining, four points in kitchen, three points in toilet and two points in Balcony. In each individual Flat one A.C. Point only will be provided in one bed room only. One Geyser point will be provided in one toilet only.

Pump & Motor : Crompton 2hrz power submersible pump will be provided.

Inside Walls : Plaster of Paris finish.

Plumbing : PVC plumbing works will be done with Supreme make.

Balcony : 3' feet height Hollow Bar will be provided in Balcony.

Stair case : Aluminium sliding with 10mm M.S.Grill.

Stair Case Railling : Iron Grill Railling with wooded handle.

Outside Building: Weather coat finish ( two or three variation colour).

Roof : Water proofing treatment cemented coated on roof. ←

Water : Underground water reservoir with pump and motor, overhead water tank for supply of Corporation water.

Lift : Four Passengers ISI standard lift will be provided. ↗

Common outside Passage : Foot tiles finish.

Electric Meter : Four numbers of individual Electrical Meter will be provided to the owners only.

N. B. : Extra fittings and beter quality fittings, extra electrical points, fittings, extra civil work will be provided at extra cost payable in advance.





Thumb 1" finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature *Bip Lal Baxli*



Thumb 1" finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature *Bip Lal Baxli*



Thumb 1" finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature *Jahar Baxli*

//

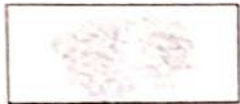


Thumb 1" finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature *[Signature]*



LEFT LITTLE FINGER



LEFT LITTLE FINGER



LEFT RING FINGER



LEFT RING FINGER



LEFT MIDDLE FINGER



LEFT MIDDLE FINGER



LEFT FORE FINGER



LEFT FORE FINGER



LEFT THUMB



LEFT THUMB



RIGHT LITTLE FINGER



RIGHT LITTLE FINGER



RIGHT RING FINGER



RIGHT RING FINGER



RIGHT MIDDLE FINGER



RIGHT MIDDLE FINGER



RIGHT FORE FINGER



RIGHT FORE FINGER



RIGHT THUMB



RIGHT THUMB

FINGER PRINTS ATTESTED BY ME

*Abh Kumar Singh*  
SIGNATURE

FINGER PRINTS ATTESTED BY ME

*Paaltha Sen.*  
SIGNATURE



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

SIGNED, SEALED AND DELIVERED  
BY THE WITHIN NAMED PARTIES  
AT KOLKATA IN THE PRESENCE OF :-

WITNESSES :-

1. Kashu Nath Sen  
5/13 Sahid nagari  
P.O - Dhakuria  
KOLKATA - 700031

1. Biplob Bakshi

2. Bidhan Bakshi

3. Jahar Bakshi

4. Sharmistha Bakshi

2. Partha Bakshi

1/15 Sahid nagari  
KOL - 31

SIGNATURE OF THE OWNERS

D. P. CONSTRUCTION

1. Deb Kumar Das  
Partner

D. P. CONSTRUCTION

2. Partha Sen.  
Partner

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

Received from the within named Developer the within mentioned sum of Rs. 3,00,000/- (Rupees Three Lakh) only as and by way of non-refundable/non-adjustable monetary consideration as per denomination below :-

- |   |                |
|---|----------------|
| 1) By Cheque No.000310 dated 03/02/2021 for | Rs. 1,00,000/- |
| 2) By Cheque No.000311 dated 03/02/2021 for | Rs. 1,00,000/- |
| 3) By Cheque No.000312 dated 03/02/2021 for | Rs. 1,00,000/- |
- above three Cheques were drawn on ICICI Bank,  
Garfa Branch,147,Garfa Main Road, Kolkata-700075.

(Rupees Three Lakh ) only

Rs. 3,00,000/-

SIGNED, SEALED AND DELIVERED  
BY THE WITHIN NAMED OWNERS  
AT KOLKATA IN THE PRESENCE OF :-

WITNESSES :-

- |                   |                    |
|-------------------|--------------------|
| 1. Kashi Nath Sen | 1. Bipal Bakshi    |
|                   | 2. Bechan Bakshi   |
|                   | 3. Jahar Bakshi    |
| 2. Popia Bakshi   | 4. Shanmukha Datta |

SIGNATURE OF THE OWNERS

DRAFTED BY :

Subrata Karmakar.  
(SUBRATA KARMAKAR)  
ADVOCATE  
JUDGES' COURT, ALIPORE,  
KOLKATA - 700 027  
ENROLL NO.: WB/334/89

TYPED BY :

Sandeep Sen.  
(SANDEEIP SEN)  
DHAKURIA, KOLKATA - 31





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BIDHAN BAKSHI

BADAL BAKSHI

01/07/1964

Permanent Account Number

AVUPB9690C

*Badal Bakshi*  
Signature





आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA

JAHAR BAKSHI  
BADAL BAKSHI

17/05/1964  
Permanent Account Number

BENPB0411C

Jahar Bakshi  
Signature



आयकर विभाग

INCOME TAX DEPARTMENT

SHARMISTHA DATTA

RATAN DATTA

07/07/1987

Permanent Account Number

EGBPD6148J



Signature

भारत सरकार

GOVT. OF INDIA



1102112011  
291

इस कार्ड के लाने / पाने पर कृपया सुनिश्चित करें / लौटायें

आयकर पैन सेवा इकाई, एन एस डी एल

तीसरी मंजिल, सफायर चेंबर

बानेर टेलिफोन एक्सचेंज के नजदीक

बानेर, पुना - 411045

If this card is lost / someone's lost card is found,  
please inform / return to

Income Tax PAN Services Unit, NSDL

3rd Floor, Sapphire Chambers

Near Baner Telephone Exchange

Baner, Pune - 411045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081

e-mail: tininfo@nsdl.co.in



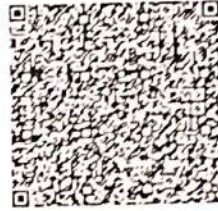
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AARFD9482A



नाम/ Name  
D P CONSTRUCTION

17012021

निगमन / गठन की तारीख  
Date of Incorporation/Formation  
07/12/2020

**इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें:**

आयकर पैन सेवा इकाई, एन एस डी एल  
चौथी मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

**If this card is lost / someone's lost card is found,  
please Inform / return to :**

Income Tax PAN Services Unit, NSDL  
4th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DEB KUMAR ROY  
DILIP KUMAR ROY  
28/11/1972

Permanent Account Number

BDZPR0725C

  
Signature





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PARTHA SEN  
DILIP KUMAR SEN  
14/07/1970

Permanent Account Number  
AYCPS6087M

  
Signature





ELECTION COMMISSION OF INDIA

भारतीय निर्वाचन आयोग

IDENTITY CARD

202311000

व्यक्ति का



Electors Name: Mihir Choudhary

Gender: Male

Father's Name: Anand Choudhary

DOB: 1985

Sex: M

Age as on 1.1.2012: 27

Registered as: M

Address: North Western Post, Para, Madgaon, Bangalore, South India, Karnataka, TQ:01

Phone: 9845678901

Facsimile Signature  
Electoral Registration Officer  
Madgaon, Bangalore

Madgaon Community: 104-8000000

District: Bangalore  
Date: 20/07/2012

*Mihir Choudhary*



## Major Information of the Deed

Deed No :	I-1603-03035/2022	Date of Registration	02/03/2022
Query No / Year	1603-2000548899/2022	Office where deed is registered	
Query Date	19/02/2022 2:21:07 PM	1603-2000548899/2022	
Applicant Name, Address & Other Details	SUBRATA KARMAKAR 15L K P ROY LANE, Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700031, Mobile No. : 9331405190, 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 : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 12,00,000/-	Rs. 89,43,751/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 3,053/- (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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: K. P. Roy Lane, Road Zone : (Other than on P.A.S Connector -- Other than on P.A.S Connector) , , Premises No: 20X, , Ward No: 092 JI No: 18, Pin Code : 700031






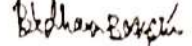


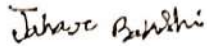
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 1 Chatak	11,00,000/-	82,68,751/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				5.0531Dec	11,00,000 /-	82,68,751 /-	

### Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1,00,000/-	6,75,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		1000 sq ft	1,00,000 /-	6,75,000 /-	








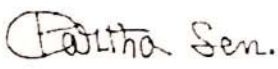
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri BIPLAB BAKSHI</b> <b>(Presentant )</b> Son of Late BADAL BAKSHI Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	02/03/2022	LTI 02/03/2022	02/03/2022	
1/15, SAHID NAGAR, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DJxxxxxx5L, Aadhaar No: 83xxxxxxxx9626, Status :Individual, Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office				
2	<b>Name</b> <b>Shri BIDHAN BAKSHI</b> Son of Late BADAL BAKSHI Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	02/03/2022	LTI 02/03/2022	02/03/2022	
1/15, SAHID NAGAR, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx0C, Aadhaar No: 36xxxxxxxx5154, Status :Individual, Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office				
3	<b>Name</b> <b>Shri JAHAR BAKSHI</b> Son of Late BADAL BAKSHI Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	02/03/2022	LTI 02/03/2022	02/03/2022	
1/15, SAHID NAGAR, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BExxxxxx1C, Aadhaar No: 32xxxxxxxx3567, Status :Individual, Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office				









Name	Photo	Finger Print	Signature
<b>Smt SHARMISTHA DATTA</b> Daughter of Shri RATAN KUMAR DATTA Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office	 02/03/2022	 LTI 02/03/2022	 02/03/2022
SONATALA, City:- Howrah, P.O:- SONATALA, P.S:-UDAY NARAYAN PUR, District:-Howrah, West Bengal, India, PIN:- 711412 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BGxxxxxx8J, Aadhaar No: 50xxxxxxxx9585, Status :Individual, Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office			
<b>5 D P CONSTRUCTION</b> 20/2C, K.P. ROY LANE, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , PAN No.:: AAxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

**Developer Details :**



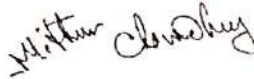
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Shri DEB KUMAR ROY</b> Son of Late DILIP KUMAR ROY Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office	 02/03/2022	 LTI 02/03/2022	 02/03/2022
Son of Late DILIP KUMAR ROY 74, ARYA VIDYALAYA ROAD, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BDxxxxxx5C, Aadhaar No: 24xxxxxxxx8846, Status :Individual, Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office				
2	<b>Shri PARTHA SEN</b> Son of Late DILIP KUMAR SEN Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office	 02/03/2022	 LTI 02/03/2022	 02/03/2022
Son of Late DILIP KUMAR SEN 1/38, SAHID NAGAR, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx7M, Aadhaar No: 92xxxxxxxx1927, Status :Individual, Executed by: Self, Date of Execution: 02/03/2022 , Admitted by: Self, Date of Admission: 02/03/2022 ,Place : Office				



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri DEB KUMAR ROY</b> Son of Late DILIP KUMAR ROY Date of Execution - 02/03/2022, , Admitted by: Self, Date of Admission: 02/03/2022, Place of Admission of Execution: Office	<b>Photo</b>  Mar 2 2022 2:11PM	<b>Finger Print</b>  LTI 02/03/2022	<b>Signature</b>  02/03/2022
74, ARYA VIDYALAYA ROAD, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxxx5C, Aadhaar No: 24xxxxxxxx8846 Status : Representative, Representative of : D P CONSTRUCTION (as DEVELOPER)				
2	<b>Name</b> <b>Shri PARTHA SEN</b> Son of Late DILIP KUMAR SEN Date of Execution - 02/03/2022, , Admitted by: Self, Date of Admission: 02/03/2022, Place of Admission of Execution: Office	<b>Photo</b>  Mar 2 2022 2:13PM	<b>Finger Print</b>  LTI 02/03/2022	<b>Signature</b>  02/03/2022
1/38, SAHID NAGAR, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx7M, Aadhaar No: 92xxxxxxxx1927 Status : Representative, Representative of : D P CONSTRUCTION (as DEVELOPER)				

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Shri MITHUN CHOWDHURY</b> Son of Shri A K CHOWDHURY MADARAT PURBA PARA, City:- Baruipur, P.O:- MADARAT, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610	 02/03/2022	 02/03/2022	 02/03/2022
Identifier Of Shri BIPLAB BAKSHI, Shri BIDHAN BAKSHI, Shri JAHAR BAKSHI, Smt SHARMISTHA DATTA, Shri DEB KUMAR ROY, Shri PARTHA SEN, Shri DEB KUMAR ROY, Shri PARTHA SEN			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri BIPLAB BAKSHI	Shri DEB KUMAR ROY-0.505313 Dec, Shri PARTHA SEN-0.505313 Dec
2	Shri BIDHAN BAKSHI	Shri DEB KUMAR ROY-0.505313 Dec, Shri PARTHA SEN-0.505313 Dec
3	Shri JAHAR BAKSHI	Shri DEB KUMAR ROY-0.505313 Dec, Shri PARTHA SEN-0.505313 Dec
4	Smt SHARMISTHA DATTA	Shri DEB KUMAR ROY-0.505313 Dec, Shri PARTHA SEN-0.505313 Dec
5	D P CONSTRUCTION	Shri DEB KUMAR ROY-0.505313 Dec, Shri PARTHA SEN-0.505313 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri BIPLAB BAKSHI	Shri DEB KUMAR ROY-100.00000000 Sq Ft, Shri PARTHA SEN-100.00000000 Sq Ft
2	Shri BIDHAN BAKSHI	Shri DEB KUMAR ROY-100.00000000 Sq Ft, Shri PARTHA SEN-100.00000000 Sq Ft
3	Shri JAHAR BAKSHI	Shri DEB KUMAR ROY-100.00000000 Sq Ft, Shri PARTHA SEN-100.00000000 Sq Ft
4	Smt SHARMISTHA DATTA	Shri DEB KUMAR ROY-100.00000000 Sq Ft, Shri PARTHA SEN-100.00000000 Sq Ft
5	D P CONSTRUCTION	Shri DEB KUMAR ROY-100.00000000 Sq Ft, Shri PARTHA SEN-100.00000000 Sq Ft



**Endorsement For Deed Number : I - 160303035 / 2022**

**On 02-03-2022**

**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 12:42 hrs on 02-03-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri BIPLAB BAKSHI , one of the Executants.

**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 89,43,751/-

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

Execution is admitted on 02/03/2022 by 1. Shri BIPLAB BAKSHI, Son of Late BADAL BAKSHI, 1/15, SAHID NAGAR, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 2. Shri BIDHAN BAKSHI, Son of Late BADAL BAKSHI, 1/15, SAHID NAGAR, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 3. Shri JAHAR BAKSHI, Son of Late BADAL BAKSHI, 1/15, SAHID NAGAR, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 4. Smt SHARMISTHA DATTA, Daughter of Shri RATAN KUMAR DATTA, SONATALA, P.O: SONATALA, Thana: UDAY NARAYAN PUR, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711412, by caste Hindu, by Profession Service, 5. Shri DEB KUMAR ROY, Son of Late DILIP KUMAR ROY, 74, ARYA VIDYALAYA ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 6. Shri PARTHA SEN, Son of Late DILIP KUMAR SEN, 1/38, SAHID NAGAR, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business

Indetified by Shri MITHUN CHOWDHURY, , , Son of Shri A K CHOWDHURUY, MADARAT PURBA PARA, P.O: MADARAT, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Service

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

Execution is admitted on 02-03-2022 by Shri DEB KUMAR ROY, DEVELOPER, D P CONSTRUCTION (Partnership Firm), 20/2C, K.P. ROY LANE, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Shri MITHUN CHOWDHURY, , , Son of Shri A K CHOWDHURUY, MADARAT PURBA PARA, P.O: MADARAT, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Service

Execution is admitted on 02-03-2022 by Shri PARTHA SEN, DEVELOPER, D P CONSTRUCTION (Partnership Firm), 20/2C, K.P. ROY LANE, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Shri MITHUN CHOWDHURY, , , Son of Shri A K CHOWDHURUY, MADARAT PURBA PARA, P.O: MADARAT, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,053/- ( B = Rs 3,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 3,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/02/2022 12:00AM with Govt. Ref. No: 192021220190697872 on 22-02-2022, Amount Rs: 3,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90001739 on 23-02-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,921/-

**Description of Stamp**

1 Stamp Type: Impressed, Serial no 701495, Amount: Rs. 100/-, Date of Purchase: 21/02/2022, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 23/02/2022 12:00AM with Govt. Ref. No: 192021220190697872 on 22-02-2022, Amount Rs. 9,921/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. 90001739 on 23-02-2022, 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**



DATED : THIS THE 28<sup>th</sup> DAY OF FEBRUARY, 2022

DEVELOPMENT AGREEMENT

B E T W E E N

- 1) SRI BIPLAB BAKSHI
- 2) SRI BIDHAN BAKSHI
- 3) SRI JAHAR BAKSHI
- 4) SMT. SHARMISTHA DATTA

..... OWNERS

A N D

**"D. P. CONSTRUCTION "**

REPRESENTED BY ITS PARTNERS

1. SRI DEB KUMAR ROY
2. SRI PARTHA SEN

..... DEVELOPER

DRAFTED BY :

SUBRATA KARMAKAR

ADVOCATE

JUDGES' COURT, ALIPORE,

KOLKATA - 700 027