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1-12509/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 340793

10/8/22  
 10.50  
 6-22406272

I certify that the development charges are duly registered. The stamp and charges on the development agreement are in accordance with the provisions of the Act of this Government.

*[Signature]*  
 District Sub-Registrar  
 District South 24-Parganas

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**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made this the **10th** day of August 2022 (Two Thousand and Twenty Two)

**BETWEEN**

08 AUG 2022

No. 7001 Rs. 100/- Date

Name: Smt. Sandhya Roy and Others

Address: 44/6, Purbachal main Rd. Garia

Vendor: Subhankar Das

Kol-78.

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27

Sandhya Roy



9976

Sandhya Roy



9977

Babli Das



9978

Sakati Roy Choudhury



NEETA CONSTRUCTION

Charati Saha

Proprietor



9980

Atul Behari Roy Choudhury (ASOY KUMAR ROY CHAUDHURY)

7, PURBACHAL BIDHAN LANE

P.O- HALTU, KOL-700078



District Sub-Registrar-III  
Alipore, South 24 Parganas

9979 10 AUG 2022.

1) SMT. SANDHYA ROY, PAN : BELPR7716G, Aadhaar No. 7795 0643 5812, wife of Late Gour Gopal Roy, by Nationality : Indian, by faith : Hindu, by occupation : Home Maker,  
2) SMT. BABLI DAS PAN: BNWPD5880M, Aadhaar No. 8231 3466 8175, daughter of Late Gour Gopal Roy, wife of Sri Pravash Das, by Nationality : Indian, by faith : Hindu, by occupation : Home Maker, both are residing at 74/6, Purbachal Main Road, Post Office : Haltu, Police Station : formerly Kasba now Garfa, Kolkata : 700078, District : 24-Parganas (South) and 3) SMT. KAKALI ROY CHOUDHURY, PAN : BVTPR9567G, Aadhaar No. 8426 9463 3051, daughter of Late Gour Gopal Roy, wife of Sri Ajoy Kumar Roy Choudhury, by Nationality : Indian, by faith : Hindu, by occupation : Home Maker and residing at 7, Purbachal Bidhan Lane, Post Office : Haltu, Police Station : formerly Kasba now Garfa, Kolkata : 700078, District : 24-Parganas(South) hereinafter collectively referred to as the "OWNERS/PARTIES OF THE FIRST PART" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective legal heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

M/S. NEETA CONSTRUCTION, a Proprietorship Firm, having its Principle Place of business at 5/10, Sahid Nagar, Post Office : Dhakuria, Police Station : previously Kasba now Garfa, Kolkata : 700031, District : 24-Parganas (South), represented by its Sole Proprietor SMT. CHAITALI SARKAR, PAN : AZUPS7985F, Aadhaar No. 3653 7565

2019 wife of Sri Sujit Kumar Sarkar, by faith : Hindu, by occupation : Business, by Nationality : Indian, residing at 5/10, Sahid Nagar, Post Office : Dhakuria, Police Station : previously Kasba now Garfa, Kolkata : 700031, District: 24-Parganas(South) herein after referred to as the "DEVELOPER/PARTY OF THE SECOND PART" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives and assigns of the SECOND PART).

WHEREAS one Sri Gour Gopal Roy, Sri Nani Gopal Roy and Sri Nitya Gopal Roy all sons of Late Parbati Charan Roy were the joint owners in respect of **ALL THAT** Piece and Parcel of land measuring about 03(three) Cottahs 01(one) Chittaks and 06(six) Square feet be the same a little more or less together with structure standing thereon together with the estate, rights, title and interest with regard to the said plot of land standing thereon lying and situate at District Sub-Registry Office at Alipore now A.D.S.R. Sealdah, Pargana : Khaspur, District Collectorate Touzi No. 10, 12 & 13, R.S. No. 2, J.L. No. 19, Mouza : Garfa, C.S. Khatian No. 7, R.S. Khatian No. 262, C.S. Dag No. 1421, R.S. Dag No. 1721, District : 24- Parganas(South).

AND WHEREAS said Sri Nani Gopal Roy and Sri Nitya Gopal Roy both sons of Late Parbati Charan Roy gifted their undivided 2/3<sup>rd</sup> share to their brother Sri Gour Gopal Roy out of the entire property being **ALL THAT** Piece and Parcel of land measuring about 03(three) Cottahs 01(one) Chittaks and 06(six) Square feet be the same a little more or less together with structure standing thereon together with the estate, rights, title and interest with regard to the said plot of land standing thereon lying and situate at District

Sub-Registry Office at Alipore now A.D.S.R. Sealdah, Pargana : Khaspur, District Collectorate Touzi No. 10, 12 & 13, R.S. No. 2, J.L. No. 19, Mouza : Garfa, C.S. Khatian No. 7, R.S. Khatian No. 262, C.S. Dag No. 1421, R.S. Dag No. 1721, District : 24-Parganas(South) and the said Sri Gour Gopal Roy accepted the gift of his brothers. That they gifted the said property by executing one Deed of Gift on 22.07.2005 and the said gift deed was registered before the District Sub-Registrar at Alipore and on payment of requisite fees the said deed was recorded in its Book No. I, Volume No. 11, Pages 2920 to 2935, being No. 4337 for the year 2006.

AND WHEREAS said Sri Gour Gopal Roy son of Late Parbati Charan Roy while thus seized, possessed and sufficiently entitled to the abovementioned property, he died intestate on 05.10.2010 by leaving behind himself surviving his widow Smt. Sandhya Roy, two married daughter Smt. Babli Das and Smt. Kakali Roy Choudhury, the present owners herein, as his only legal heirs and/or representatives to inherit the properties left by him.

AND WHEREAS the present owner herein are the joint owners of the entire property situate, lying at and being **ALL THAT** Piece and Parcel of land measuring about 03(three) Cottahs 01(one) Chittaks and 06(six) Square feet be the same a little more or less together with structure standing thereon together with the estate, rights, title and interest with regard to the said plot of land standing thereon lying and situate at District Sub-Registry Office at Alipore now A.D.S.R. Sealdah, Pargana : Khaspur, District Collectorate Touzi No. 10, 12 & 13, R.S. No. 2, J.L. No. 19, Mouza : Garfa, C.S. Khatian No. 7, R.S. Khatian No. 262, C.S. Dag No. 1421, R.S. Dag No. 1721, District : 24-Parganas(South) and they have mutated their names in the record of the Kolkata Municipal Corporation and the said property has been recorded and registered as being Municipal Premises No.

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706, Purbachal Main Road, (bearing mailing address 74/6, Purbachal Main Road), Ward No. 106, Borough XII. Police Station : Kasba now Garfa, Kolkata : 700078, having Assessee No. 311061634531

AND WHEREAS the present owners jointly desired and jointly decided to develop the said Property by constructing thereupon a New Building/s in accordance with the sanctioned Building Plan to be approved by the K.M.C. That Due to lack of fund and as well as experience and other various reasons the owners were and still unable to start the construction of the same and had been in search of a Promoter and/or Developer who can undertake the responsibility of construction of such New Building on the said property at its own arrangements and expenses of the Developer's costs as per specification annexed therewith and herewith.

AND WHEREAS the Developer herein is a well known Developer, thus the Owners having been approached by the Developer, the owners have jointly selected and agreed to allow the present Developer to develop landed property situate, lying at and being *ALL THAT* Piece and Parcel of land measuring about 03(three) Cottahs 01(one) Chittaks and 06(six) Square feet be the same a little more or less together with structure standing thereon together with the estate, rights, title and interest with regard to the said plot of land standing thereon lying and situate at District Sub-Registry Office at Alipore now A.D.S.R. Sealdah, Pargana : Khaspur, District Collectorate Touzi No. 10, 12 & 13, R.S. No. 2, J.L. No. 19, Mouza : Garfa, C.S. Khatian No. 7, R.S. Khatian No. 262, C.S. Dag No. 1421, R.S. Dag No. 1721, being Premises No. 706, Purbachal Main Road, (bearing mailing address 74/6, Purbachal Main Road), Ward No. 106, Borough XII. Police Station: Kasba now Garfa, Kolkata : 700078, on the terms and conditions hereinafter contained.

**AND WHEREAS** having come to know the intention of the abovementioned owners the present Developer contacted the Owners/First Part and requested the Owners/First Part to allow to develop the said property as desired by the Owners by constructing of the proposed new building in flat system thereon in accordance with the sanctioned Building Plan to be approved by the K.M.C at her own initiative and expenses.

**AND WHEREAS** there was a verbal discussion by and between the abovementioned Owners and the Developer to enter into Agreement for constructing multi storied building after amalgamating abovementioned Premises at the cost and expenses of Developer.

**AND WHEREAS** in pursuance to the verbal agreement as mentioned above the First Part have jointly taken some amount, which has been treated as part of owners' allocation, details of which are given in memo below the parties herein have entered into this Development Agreement for developing the said joint property as desired by the Owners by constructing of the proposed new building in flat system thereon in accordance with the sanctioned Building Plan to be approved by the Kolkata Municipal Corporation at it's cost and expenses.

**NOW THIS INDENTURE WITNESSETH** as follows :

In this presents unless it is repugnant to the subject or context:

1. **OWNERS /FIRST PART:**

Shall mean, 1) **SMT. SANDHYA ROY**, wife of Late Gour Gopal Roy, 2) **SMT. BABLI DAS** daughter of Late Gour Gopal Roy, both are residing at 74/6, Purbachal Main Road, Post Office : Haltu, Police Station : formerly Kasba now Garfa, Kolkata : 700078,

District : 24-Parganas (South) and 3) SMT. KAKALI ROY CHOUDHURY, daughter of Late Gour Gopal Roy, residing at 7, Purbachal Bidhan Lane, Post Office : Haltu, Police Station : formerly Kasba now Garfa, Kolkata : 700078, District : 24-Parganas(South) which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, successors, executors, administrators, legal representatives and assigns.)

2. **DEVELOPER :**

Shall mean M/S. NEETA CONSTRUCTION, a Proprietorship Firm, having its Principle Place of business at 5/10, Sahid Nagar, Post Office : Dhakuria, Police Station : previously Kasba now Garfa, Kolkata : 700031, District : 24-Parganas (South), represented by its Sole Proprietor SMT. CHAITALI SARKAR, PAN : AZUPS7985E, Aadhaar No. 3653 7565 2019, wife of Sri Sujit Kumar Sarkar, by faith : Hindu, by occupation : Business, by Nationality : Indian, residing at 5/10, Sahid Nagar, Post Office : Dhakuria, Police Station : previously Kasba now Garfa, Kolkata : 700031, District: 24-Parganas(South) (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, successors, executors, administrators, legal representatives and assigns.)

3. **PREMISES :**

Shall mean the Premises morefully described in FIRST SCHEDULE hereunder, i.e **ALL THAT** Piece and Parcel of land measuring about 03(three) Cottahs 01(one) Chittaks and 06(six) Square feet be the same a little more or less together with structure standing thereon together with the estate, rights, title and interest with regard to the said plot of land standing thereon lying and situate at District Sub-Registry Office at Alipore now



A.D.S.R. Sealdah, Pargana : Khaspur, District Collectorate Touzi No. 10, 12 & 13, R.S. No. 2, J.L. No. 19, Mouza : Garfa, C.S. Khatian No. 7, R.S. Khatian No. 262, C.S. Dag No. 1421, R.S. Dag No. 1721, being Premises No. 706, Purbachal Main Road, (bearing mailing address 74/6, Purbachal Main Road), Ward No. 106, Borough XII. Police Station : Kasba now Garfa, Kolkata : 700078, in the District 24-Parganas (South)

4. **BUILDING :**

Shall mean the one Straight Three Storied building and/or the building to be constructed as per sanctioned plan/ modified plan in the **FIRST** Schedule property as per terms of these agreement.

5. **COMMON AREA :**

Shall mean and include passages, ways, stairways, gates, common lavatory, all rain water pipes, sewerage lines, fittings, fixtures, manholes, pit, gullies, ultimate roof, Kolkata Municipal Corporation filter water connection and pipe lines, water pump and overhead tank and underground water reservoir, boundary walls, courtyard, C.E.S.C. electric connection, electric supply line to common areas, main switch, electric meter room, lift, interior walls and other facilities which will be provided by the Developer time to time. The common area is impartible.

6. **OWNERS' ALLOCATION :**

Shall mean the allocation as morefully described in the Second Schedule hereunder at the said plot together with the proportionate share of right, title and interest in the common facilities and amenities including the right to use therein upon construction of the building.

7. **DEVELOPER'S ALLOCATION :**

Shall mean remaining portion of the constructed area of the building proposed to be constructed at the said plot together with the proportionate share of right, title and interest in the common facilities and amenities including the right to use therein upon construction of the building together with the absolute right on the part of the Developer to enter into an Agreement for sale, transfer, lease rent or in any way to deal with the same as absolute owners thereof excluding the allocation of the Owners, as described in the Third Schedule hereunder written the Developer's Allocation herein.

8. **ARCHITECT :**

Shall mean such person or persons who shall be duly appointed by the Developer for designing and planning of the building and also supervision during continuance of the construction, if decided by the Developer.

9. **SALEABLE SPACE :**

Shall mean flat or flats, apartment or apartments, spaces or any other space or spaces or portion thereof and for exclusive use of the flat owners ONLY 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 therefore.

10. **BUILDING PLAN :**

Shall mean the plan/s to be sanctioned by the K.M.C with such alterations or modifications as may be made by the Developer in consultation with the Architect including any further sanction if so applied by the developer.

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1. *Singular* : Shall include the plural and vice versa;

2. *Masculine* : Gender shall include the feminine and neuter gender and vice versa;

11. ***TRANSFER :***

With its grammatical variations shall include transfer of possession and by any other means adopted for effecting that is understood as transfer of undivided and impartible share of land to Purchaser/s thereof although the same may not amount to transfer in law.

12. ***TRANSFeree :***

Shall mean a person/s, firm, limited company, association of persons to whom any share of undivided land underneath the building to be built shall be transfer along with finished flat.

***ARTICLE – II : COMMENCEMENT***

This Agreement shall be treated to be commenced on and from the date of execution of these presents.

***ARTICLE – III : OWNER'S RIGHTS & REPRESENTATIONS***

1. The Owners are joint owners and seized and possessed of and/or otherwise well and sufficiently entitled to *ALL THAT* in the said premises fully described in *FIRST SCHEDULE* hereunder written.

2. None other than the Owners have any claim, right, title and interest and/or demand over and in respect of the said premises, morefully described in the FIRST SCHEDULE and the said premises is free from all encumbrances, attachments, charges, liens, trust or by any otherwise as per provisions of law, moreover, till this day, the Owners have not entered into any agreement for sale or Joint Venture Agreement in respect of the said premises.

3. If any time defect in the title be found or if anybody disputes the title of the Owners in respect of the said premises or any suit or action or proceedings shall be initiated regarding the title of the Owners in respect of the said premises then and in that event, it shall be the responsibility of the Owners to defend such suits, actions, proceedings at their own cost and the Owners hereby further agrees to keep the Developer indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

4. The Owners have no right to raise any objection or taking any steps at any point of time during lawful construction of the proposed building as well as the owners will not claim any part or portion of the building except the portion mentioned in the Owners' Allocation.

5. There is no legal bar or otherwise for the Owners to obtain for the Certificate under Section 230A of the Income Tax Act, 1961 and other consent and permissions that may be required. It is specifically declare here that the Owners shall have no Income-Tax liabilities in respect of Developer's Allocation.

***ARTICLE – IV : DEVELOPER'S RIGHTS***

The Owners hereby grant right to the Developer to construct, erect and build after demolition of the existing structures, if any and the materials debris, which shall come out from such demolition shall be taken by the Developer.

***ARTICLE – V : CONSTRUCTION***

1. In consideration of the Owners having agreed to permit the Developer to commercially exploit the said premises by construction, creation and building i.e. the building in accordance with the sanctioned plan and/or as per any modification therein as may be required by the Developer, the Developer has agreed to allocate the Owners' Allocation space.

2. The said Owners' Allocation will be constructed and completed with good and standards materials and the said building will be decent building and shall contain all amenities which are normally provided for a decent building for residential purpose.

***ARTICLE – VI : PROCEDURE***

1. The Owners will grant to the Developer and/or their nominated person or persons a Power of Attorney as may be required for the purpose of obtaining all necessary permissions, approvals from the different authorities, to file as well as submit required applications under rule 25, 26, application/s under sections 400(1) & 401,416 of K.M.C. Building Rules 2009 & K.M.C. Act 1980 and other applications required under K.M.C. building rule in connection with the construction of the said multi-storied

building and also for pursuing and following up the matter with the appropriate authority for the purpose of selling the undivided share of land for the flat, space and/or any other space in the said premises from the Developers' Allocation to its nominated person/s at the rate to be fixed by the Developer.

2. The Developer shall sell and transfer the flat/s, Space/s etc. along with undivided proportionate share of land underneath the building comprising in the portion of the Developer's Allocation after handing over the Owners' allocation before physically transferring the flat/flats, spaces etc. from its' own allocation to the Owners after obtaining completion certificate and/or necessary clearance for regularization of the entire building from The Kolkata Municipal Corporation Authority.

3. That the Developer will spend all the money for all necessary permissions for the said construction. The Developer shall undertake constructional work in the said premises. The Owner's under no circumstances shall be liable for reimbursement of any amount and on any account whatsoever.

4. That the Developer shall execute the Deed of Sale as Constituted Attorneys of the present Owners for the Developers' Allocation without the Owners' consent.

5. That the Developer will spend all the money for all necessary permission for the said construction, The Developer shall undertake the construction work on the said premises.

6. The Developer shall undertake the construction by standard materials to the satisfaction of the Owners in respect of the materials to be used in the construction or

method of construction. However, the owners shall not do anything by which the Developer may be restrained from doing / completing the construction work of the said building in the said premises.

7. All men and materials and machineries will be supplied by the Developer at their own costs and expenses.

8. All the electrical goods, sewerages goods, water pipe lines, bricks, irons, windows, doors, stone chips and all other materials relating to the construction will be supplied by the Developer at their own costs and the Owners shall not raise any objection for the same. All costs will be borne by the Developer regarding construction.

9. That the supervision of the construction of the building will be undertaken by the Developer and Owners cannot raise any objection for the same. All negotiations for the necessary permissions for the construction of the said building and also for electric connection, water connection, sewerage system will be done by the Developer at the Developer's cost as Constituted Attorney of the Owners and the Owners shall not raise any objection for the same.

10. That the Developer shall negotiate the terms and conditions with the intending Purchaser/s for the flats, Spaces and/or any other saleable space of the Developer's Allocation and shall receive entire consideration money from the intending Purchaser/s of the said flats, Spaces and/or any other saleable space and shall discharge the money receipt for the same. It is the absolute discretion of the Developer that the Developer shall nominate and/or select the intending Purchaser/s for the Developer's Allocation in the said premises. In that event the owners shall not be liable for any fault acted by the Developer and the Developer exclusively shall be liable for the same.

11. That the Developer after making delivery of possession of the Owners' allocation after obtaining completion certificate and/or necessary clearance for

regularization of the entire building from the Kolkata Municipal Corporation in respect of the proposed multi-storied building and shall execute all relevant documents relating to the transfer of the flat/flats, spaces etc. in the Developer's Allocation and the impartible proportionate share in the land at the cost of and expenses of the intending Purchaser/s as Constituted Attorney of the Owners and the Owners shall not raise any objection for the said transfer. That the Deed of Conveyance in respect of Developer's Allocation will be registered through the Learned Advocate for the Developer.

***ARTICLE – VII : POSSESSION & CONSTRUCTION***

1. It has been agreed by and between the Owners and the Developer that the construction, erection and completion of the said building shall be completed within 24 (Twenty Four) months from the date of obtaining Sanction Plan from the Kolkata Municipal Corporation and delivery of peaceful vacant khas possession of First Schedule Property by the Owners to the Developer herein. Be it mentioned that the Owners will deliver the aforesaid possession of the First Schedule property within Two weeks to One month period from the date of obtaining such Sanction Plan from Kolkata Municipal Corporation. Be it mentioned here that if the Developer fails to complete the said proposed building within the said stipulated period of 24 (Twenty Four) months, then in that event the Owners will allow another 6 (six) months more time after review of the progress within the schedule time to complete the said proposed building. It is, therefore, mentioned that the Owners will hand over the peaceful vacant possession of the **FIRST SCHEDULE** property to the Developer herein within a period of 15 days from the date of receiving of written intimation given by the Developer to vacate the **FIRST SCHEDULE** property.



2. That the Developer shall on completion of the new building, put the Owners in possession of the Owners' Allocation in complete and habitable condition after obtaining completion certificate and/or necessary clearance for regularization of the entire building together with all rights in common specified as common areas and parts and / or facilities in the said building.

3. That the Owners shall be entitled to transfer or otherwise deal with the Owners' Allocation or portion thereof at the sole discretion of the respective Owners. The Developer shall have exclusive right to transfer the Developer's Allocated portion to the nominated person of the Developer. The Developer shall have to put the Owners into the allocation after obtaining completion certificate and/or necessary clearance for regularization of the entire building.

4. It is expressly agreed and declared that the Developer shall be entitled to receive the Developer's Allocation in the said building without any formal Deed of Transfer immediately after possession is made over to the Owners of the Owners' Allocations constructed by the Developer. The construction of the Owners' Allocation shall be done by the Developer for and on behalf of the Owners and the Developer will not claim any amount for the construction of the Owner's Allocation. The same will be treated as exchange of property of the Owners handed Developer's Allocation.

5. The Developer shall be entitled to sell the Developer's Allocation as hereinbefore mentioned and shall be entitled to deal with or dispose of the Developer's Allocation in any further authority or permission on the part of the Owners and without being required to obtain any such further authority or permission from the Owners after

giving delivery of possession of Owners' Allocation. That the Developer may use or sell, after any modification, construction, erection in any manner they want and require, but they will be responsible for regularization of said part from the K.M.C before delivering the Owners' Allocation to the respective Owners. In that event the present Owners can not raise any objection in future.

6. The Owners shall cooperate with the Developer in obtaining quotas, entitlements and other allocation of or for cement, steel, bricks and other building materials for construction of the said new building and for obtaining quotas, entitlement and other allocation and for obtaining temporary and permanent connection of water (filtered and unfiltered) electricity and if possible separate drainage, sewerage and gas etc. for the said building.

7. All cost, charge and expenses including Architect's fees shall be paid discharged and borne by the Developer and the Owners shall have no liability in this context.

8. That as per the terms and conditions of these present Agreement the Developer will pay Rs.2,50,000/-(Rupees Two lakhs Fifty Thousand) only. That the said amount will be paid in the following manner :

- a) Till the execution of this present : Rs. 50,000/-
- b) Rest of the amount will be paid at the time of delivery of owners' allocation in favour of the owners.

**ARTICLE – VIII : BUILDING**

1. The Developer shall be authorized in the name of Owners in so far as is necessary to apply for quotas of or for cement, steel, bricks and other building materials allocable to the Owners for the construction for and obtain temporary and permanent connection of water, electricity, power, drainage, permanent connection of water, electricity, power, drainage, sewerage and/or gas to the portion of the new building and other inputs and facilities required for the construction or enjoyments of a portion of the building for which purpose the Owners shall execute in favour of the Developer a Power of Attorney and other authorization as shall be required by the Developer in terms of this agreement.
2. The Developer shall at his own costs and expenses and without creating any other financial liabilities on the Owner's construct the said building and various units / flats and/or apartments thereto or modification shall be made in the Owner's Allocation with the consent of the Owners in writing.

**ARTICLE – IX : DEVELOPER'S ALLOCATION**

1. That the Developer's Allocation shall be the remaining portion other than that shown in **FOURTH SCHEDULE** including proportionate share in the land and also in common parts including the undivided share in common facilities and pertinent thereto and also common staircase including the rights of ultimate roof proportionately with the Owners. The person or persons of the intending Purchaser/s for Developer's Allocation will be allowed to use the ultimate roof for

drying cloths. The said property will be constructed in the Schedule premises, morefully described in the FIRST SCHEDULE hereunder.

3. That the Developer shall exclusively be entitled to the Developer's Allocation of the said building i.e. any portion except the portion of Owners' Allocation Mentioned in the THIRD SCHEDULE and to the right of transfer, alienates or otherwise deal with or dispose of the said allocated portion without any rights, claims or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the khas possession and peaceful possession of the Developer's Allocation, morefully described in the THIRD SCHEDULE hereunder. The Developer's Allocated portion of their nominated person as Constituted Attorney of the Owners subject to fulfillment of Clause – Article – VII(7) and shall receive the entire consideration money to be fixed up by the Developer for the said portion with the intending Purchaser/s and the Owners shall not claim any money or money's worth for the said transaction or for sale of the Developer's allocation to any nominated Purchaser/s and the Owners will not have any claim in respect of any part or portion of the building to be constructed on the FIRST SCHEDULE property except the Owners' Allocation mentioned herein the SECOND SCHEDULE below and the Developer will be at liberty to use the other portion of the newly constructed proposed building in the manner as per terms of the other land owners and their discretion.
4. That the Developer shall execute the Deed of Conveyance in favour of the Developer's nominated person or persons, company or companies or whomsoever as a Constituted Attorney of the Owners and all other facilities which are eligible to the Developer's Allocation at the cost of the intending Purchaser/s, the Developer as Constituted Attorney of the Owners shall execute all such deeds

which are necessary for transfer of the Developer's Allocation. The Owners shall not raise any objection for the same and the Owners shall have no preemptive right for the same to the provisions written in Clause Article – VII(5) hereinabove.

***ARTICLE – X : NOTICE OF POSSESSION & PAYMENT OF TAXES***

1. After completion of the Owners' Allocation as per the plan, the Developer shall issue a letter to the Owners at their address before delivery of possession. On receipt of the above said letter, the Owners shall take possession of the Owners' Allocation being free from all encumbrances and the Developer, as Constituted Attorney of the Owners shall execute Deed of Conveyance in respect of the Developer's Allocation to respective intending Purchaser/s duly nominated by the Developer.
2. The Developer shall be liable to pay the taxes from the date of taking possession of the FIRST SCHEDULE property till completion of the building and after taking possession and fulfillment of SECOND SCHEDULE property, the Owners shall pay proportionate share of taxes for allotted portion and the intending Purchaser/s shall be liable to pay allocated portion's taxes on proportionate basis from the date of possession of the said allocated portion.

***ARTICLE – XI : DUTIES & OBLIGATIONS AND/OR REGISTRATION***

1. Both the Owners and the Developer shall abide by all laws, bye-laws, rules and regulations imposed by the Government, local bodies as the case may be and shall attend answer and be responsible for any deviation and/or breach of any one of the said laws, bye-laws and rules and regulations.
2. The Owners and the Developer shall keep the interior walls of their allocation clean and harmless including sewer, drains, pipes and other fittings comprised therein.

**ARTICLE – XII : OWNER'S INDEMNITY**

The Owners hereby jointly do agree that the Developer shall be entitled to the said construction including the Developer's Allocation and shall enjoy the said allocation without any interference and/or disturbances provided that the Developer perform and fulfill all the terms and conditions herein contained and on their part are to be observed and performed.

**ARTICLE – XIII : DEVELOPER'S INDEMNITY**

1. The Developer hereby agrees to keep the Owners indemnified against all Third Party claims and action arising out of any act or admission of the Developer in or relation to the demolition of the said building / structure.
2. The Developer hereby undertake to keep the Owners indemnified against all actions, suits, costs, proceedings and claims may arise out of the constructions of the said building, Developer's action with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

**ARTICLE - XIV : MISCELLANEOUS**

1. It is understood that from time to time to facilitate the construction of the building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and may be required to be done by the Developer and may in need of the Owners and various application and other documents may be required to be signed or made by the Owners which specified

provision may not have been mentioned herein. The Owners hereby undertakes to do all such acts, deeds, matters and the Owners shall execute any such additional Power of Attorney and/or authorization may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such additional applications and other documents same may be provided that all such acts, deeds, matters and things do not in any way infringe on the right of the Owners and/or against the spirit of this Agreement.

2. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owner's if delivered by hand and duly acknowledged or sent by prepaid registered post with A/d. and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by prepaid registered post to the Developer at the recorded address.
3. The Developer and the Owners shall mutually frame scheme for the management and administration of the said building and/or common parts therein. Save and except the part and portion of the ground floor specifically allotted for the Owners, space for common passage and drive way.
4. The Developer will retain all the debris, fittings, and fixtures after demolition of the existing structures and may sell, alienate and dispose of these articles in whatsoever manner they want. That the Owners will not object to do so and will not claim any money for the same after entering into this Development Agreement.

5. The Owners shall deliver or handover all original documents including the copy of the Deed of the property, municipal taxes, etc. relating to the said property which are in possession and control of respective owners at the time of execution of these presents to the Developer.
6. The name of the building will be decided by the Developer.
7. That the Developer will provide the CESC electric meter at their cost and expenses to the owners who are using the electric connection at present, rest will procure the electric meter at their own cost and expenses.

***ARTICLE – XV : FORCE MAJEURE COURSES***

The Owners and the Developer shall not be considered to be for any obligation hereunder to the extent that the performance of the relative obligations presented by the existence of force majeure and shall be suspended from the obtaining during duration of the force majeure.

***ARTICLE – XVI : ARBITRATION***

In case of any dispute and differences or question arisen between the parties hereto with regard to this agreement and any interruption of any terms and conditions of this agreement the same shall be referred to Arbitration under the provision of the Arbitration and Conciliation Act, 1996 and/or any other statutory modification and enactment as made up-to-date, if the disputes are not solved mutually.



::-24-::

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 documents for transfer of property as per provision laid down in the said documents as a Developer without getting any ownership or 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 the document in contrary to this clause.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

***(Entire Property)***

***ALL THAT*** Piece and Parcel of land measuring about 03(three) Cottahs 01(one) Chittaks and 06(six) Square feet be the same a little more or less together with 100 square feet be the same a little more or less structure standing thereon together with the estate, rights, title and interest with regard to the said plot of land standing thereon lying and situate at District Sub-Registry Office at Alipore now A.D.S.R. Sealdah, Pargana : Khaspur, District Collectorate Touzi No. 10, 12 & 13, R.S. No. 2, J.L. No. 19, Mouza : Garfa, C.S. Khatian No. 7, R.S. Khatian No. 262, C.S. Dag No. 1421, R.S. Dag No. 1721, being Premises No. 706, Purbachal Main Road, (bearing mailing address 74/6, Purbachal Main Road), Ward No. 106, Borough XII., Assessee No.311061634531, Police Station : Kasba now Garfa, Kolkata : 700078, (Zone : Other than on P.A.S. Connector- :

Other than on P.A.S. Connector) in the District 24-Parganas (South), which is butted and bounded as follows :-

- ON THE NORTH** : By Premises No. 74/6, Purbachal Main Road & 3830 mm wide K.M.C Road ;
- ON THE SOUTH** : By 8 feet wide K.M.C. Road & land of Dag No. 1721 ;
- ON THE EAST** : By 4200 mm K.M.C. Road & Premises No.43/B, Purbachal Main Road ;
- ON THE WEST** : By Premises No.15/5A, Purbachal Bidhan Road, Vacant land & Premises No.15/4A, Purbachal Bidhan Road .

**THE SECOND SCHEDULE ABOVE REFERRED TO :**

**(OWNERS' ALLOCATION)**

That the Owners/First Part shall jointly get and/or will be entitled to get :

- a) *All That* entire Ground Floor consisting of Three Self-contained flats in the proposed Straight Three storied building along with all other common facilities TOGETHERWITH undivided proportionate share of land TOGETHER FURTHER WITH undivided proportionate share in the common areas with fittings, fixtures, appliances, electrical fittings, sanitary fittings etc.

That the said construction work will be done by utilizing the maximum area available for construction as per building plan in the proposed Ground plus Three storied building to be constructed in the THIRD SCHEDULE premises along with all proportionate share in the land underneath the building attributed for the

::-26-::

said flats and all proportionate right in common area and facilities available in the said premises.

b) That the Owners/First Part will jointly get Rs.2, 50,000/- (Rupees Two Lacks Fifty Thousand) only as part of their allocation as per terms of the present Development Agreement.

**THE THIRD SCHEDULE ABOVE REFERRED TO :**

**(DEVELOPER'S ALLOCATION)**

That the Developer shall get and/or will be entitled to get the rest of portion of flat/s, spaces and other salable areas in the proposed Straight Three storied building along with all other common facilities and **TOGETHERWITH** undivided proportionate share of land **TOGETHER FURTHER WITH** undivided proportionate share in the common areas with fittings, fixtures, appliances, electrical fittings, sanitary fittings etc. utilizing the maximum area available for construction as per sanctioned building plan in the proposed building to be constructed in the **THIRD SCHEDULE** premises along with all proportionate share in the land underneath the building attributed for the said flat/s, spaces and other salable areas and all proportionate right in common area and facilities available in the said premises. That the owners shall not claim any part of the Developer's Allocation.

The Owners shall not claim any part of the Developer's Allocation i.e. the remaining portion of the building and other spaces.

**THE FOURTH SCHEDULE ABOVE REFERRED TO :**

**(COMMON RIGHTS AND FACILITIES)**

1. Electrical wiring and fittings and fixtures for lighting the common passages, entrance of the **FIRST SCHEDULE** premises.
2. The staircase leading from the Ground Floor to the roof of the building.
3. The light points in the entrance of the building staircase, landings from the Ground Floor to the roof.
4. The overhead water reservoir and the underground water reservoir of the flats.
5. The main water connection pipe, which comes from the reservoir to the flats.
6. The rain water pipes, drains, sewerages, septic tank, boundary walls and all sides' passages in between and the boundary wall.
7. Electric meter room, main electric meter, pumps and switches fixed in the common areas.
8. Roof of the top floor of the building for fixing up T.V. Antenna, repairing of overhead tank, drying clothes and any social function subject to the consent of the other flat owners.
9. There will be no lift.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**

**( COMMON EXPENSES )**

1. The expenses of maintaining, repairing, decoration etc. of the main structures and in particular exterior of the building, ultimate roof of the building and rain water pipes, water pipes and electrical wires as under or upon the building as enjoyed or used by the intending Purchasers of the flat, spaces and all other saleable spaces of the premises and the main entrances, passages, lift, landings, staircase of the building as shall be enjoyed by the intending Purchaser/s and the Owners in common and the boundary wall of the building.
2. The cost of cleaning and lighting of the passage, landings, staircase and other portion of the building as shall be enjoyed by the Purchaser of the Developer's Allocation and the Owners.
3. The cost of salaries of durwans, if any, sweepers, pump men, electricians caretaker and other employees, if any for the above said building.

**SPECIFICATION**

Building : R.C.C. structure frame as per specification of sanction plan and guidance of empanelled structural Engineer of K.M.C.

R.C.C. Work : R.C.C. foundation footings in concrete proportion of 4: 2:1 cement ratio. Reinforcement for column beam slab etc. as per drawing, concrete with stone chip medium course of sand and cement ISI mark, Wall (a) Outside wall (1 : 5) 200 mm

(8"), inside wall 125 mm (5") and 75 mm (3"), (1 : 4) cement plaster inside-outside wall, ceiling (1 : 5 & 1 : 4), (b) Inside wall + Ceiling parish finished.

- Flooring : All tiles (2" X2" vitrified tiles) floor excluding stair (marble).
- Toilet : (a) wall tiles 6'-5" height brand name size 18 " X 12", (b) one shower with 2 in 1 wall mixture all are Brand name Ess Ess/Esco or any other standard brand and Geysers point and one basin. All bathrooms, sanitary with Brand name Hindware.
- W.C. : a) wall tiles 6'-5" height size 18 " X 12",  
b) one white commode, 2 in 1 wall mixture with shower (Brand name Hindware)
- Kitchen : Black (Brown on extra cost by the owners) granite counter 24", one Sink ( 22" X 18"), Two taps with 4 feet height glazed tiles.
- Door : flash door with fittings fixing complete, Gala polish finish, for Main Door Both  
Door- PVC single sheet with Lamination, for Bath room.
- Window : Frame with sal wood or any other standard wood. Sarshi Palla, Glass (smoke colour) with M.S. Plain Grill (Box extra). Window paint with enamel oil paint. Aluminum sliding window with good qualities with MS Steel guard.

::-30-::

Electricals : i) Concealed wiring: (a) 5(five) points in bedroom and dining + one 15 Amp plug point. (b) 4(four) points in kitchen, plus one 15 Amp plug point. (c) 1(one) light point and one 15 amp plug point in balcony. (d) 3(three) points in bathroom, plus one 15 amp plug point. ( e) 2(two) points in W.C. (All are Finolex or Havells wire and accessories).

Water : Semi underground water reservoir R.C.C with 2 HP B.E. pump and Crompton motor, overhead R.C.C. water tank for supply of corporation water, all plumbing line with PVC pipe and Tata G.I. pipes of Geyser line.

Roof : Standard water proof roof top treatment.

Balcony : Waist height grill.

Inside wall: Putty

Outside wall : Berger weather Coat & Border Weather Seal of the completion of the entire building.

- 1) European Hindware Commode, Besin, "Essco" tap fitting with standard glazed tiles.
- 2) M.S. Box Grill.
- 3) Septic tank would be as per C.C. specification. All soil pipe would be 6" and 4" dia.
- 4) Plumbing line outer wall by oriplast or supreme pipe.
- 5) Aqua-guard & Washing machine points.

N.B: Any extra work will be done on payment of extra cost well in advance intimation and payment

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

**SIGNED SEALED & DELIVERED**

By the **PARTIES** in the presence of :

WITNESSES :

1. Choudhury  
(AJAY KUMAR ROY CHAUDHURY)  
s/o late Atul Behari Roy Choudhury  
7, PURBACHAL BIDHAN LANE  
P.O - HALTU, KOL - 700078

Sandhya Roy  
Babli Das

2. Sujit Kumar Chatterjee  
s/o Late Satya Ranjan Chatterjee  
5/10 Sahid Nagar  
Dhakuria, Kol-21

Kakali Roy Choudhury  
OWNERS

NEETA CONSTRUCTION  
Charati Saha  
Proprietor

**DEVELOPER**

Drafted & Prepared by me as per instruction and information given by the parties.

K. Chatterjee

Advocate

Alipur Judges' Court,  
Kolkata: 700027.



MEMO OF CONSIDERATION

RECEIVED of and from the within mentioned Developer a sum of Rs. 50,000/- (Rupees Fifty Thousand) only being the within mentioned consideration as earnest money as per memo of consideration below:

MEMO

Sr. No.	Cheque No. & Date	Bank & Branch	amount
1	000027 dated 15.02.2022	Bandhan Bank, Kolkata	Rs. 25000/-
2	000039 dated 07.07.2022	Bandhan Bank, Kolkata	Rs. 25000/-

(Rupees Fifty Thousand) only

Total - Rs. 50,000/-

WITNESSES:-

1. Choudhury  
CAJOY KUMAR ROY (CHOUDHURY)  
S/O AEW Behari Roy Choudhury  
7 PURBA CHAI BIDHAN LANE  
P.O- HALTU, Kol- 700078
2. Bijit Kumar Das  
S/O Late Babji Ranjan Das  
5/10 Babji Nagar  
Dhakshin, Kol- 31

Sandhya Roy  
Babli Das  
Kakali Roy Choudhury  
OWNERS



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name Sandhya Roy

Signature Sandhya Roy



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name Babli Das

Signature Babli Das



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name Kakali Roy Chaudhary

Signature Kakali Roy Chaudhary



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name CHAITALI SARKAR

Signature Chaitali Sarkar

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name .....

Signature .....

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand				
	right hand				

Name AJOY KUMAR ROY CHOUDHURY

Signature Ajoy Choudhury

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name .....

Signature .....



BVTPR95676





ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ

ভারত সরকার

Unique Identification Authority of India

স্বাধীনতা মন্ত্রণালয়, নতুন দিল্লি

চাপিকাঙ্কিত আই ডি/Enrollment No.: 1040/19534/36957

To  
সন্ধ্যা রায়  
Sandhya Roy  
74/6 PURBACHAL MAINROAD  
HALTU Haltu S.O  
Haltu Kolkata  
West Bengal-700078



MN1602356380F



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**7795 0643 5812**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

GOVERNMENT OF INDIA



সন্ধ্যা রায়  
Sandhya Roy  
পিতা : মদনসুন্দর দাস  
Father : MADHUSUDAN DAS  
জন্ম সাল / Year of Birth : 1952  
মহিলা / Female



**7795 0643 5812**

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

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

### INFORMATION

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

- আধার দ্বারা দেশে যাবা।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
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- Aadhaar will be helpful in availing Government and Non-Government services in future.

802369



ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ

GOVERNMENT OF INDIA

ঠিকানা:  
74/6 পূর্বচাল, বোন রোড, হালতু,  
হালতু, কেলকাতা, পশ্চিমবঙ্গ,  
700028

Address:  
74/6 PURBACHAL,  
MAINROAD, HALTU, Haltu  
S.O, Haltu, Kolkata, West  
Bengal, 700078



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Delhigate-560 001



भारत सरकार  
GOVERNMENT OF INDIA



भारत सरकार

Unique Identification Authority of India

ভারত সরকার

ভারত সরকার আই ডি / Enrolment No.: 1040/19526/36942

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

### INFORMATION

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- To establish identity, authenticate online .

To

বাবলি দাস

Babli Das

74/6 PURBACHAL MAIN ROAD

HALTU

Haldu S.O

Haldu

Kolkata

West Bengal 700078

24850006

24850006



MN248500067FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8231 3466 8175**

আধার - সাধারণ মানুষের অধিকার

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



ভারত সরকার  
Government of India

বাবলি দাস

Babli Das

পিতা : গৌরগোপাল রায়

Father : GOURGOPAL ROY

জন্ম বর্ষ / Year of Birth : 1975

মহিলা / Female



**8231 3466 8175**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:

৭৪/৬, পূর্বচাল মেন রোড,

হালতু, হালতু, কোলকাতা,

পশ্চিমবঙ্গ, ৭০০০৭৮

Address:

74/6, PURBACHAL MAIN ROAD,

HALTU, Haldu S.O, Haldu, Kolkata,

West Bengal, 700078

**8231 3466 8175**

187  
180 30 190

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ভারত সরকার

Unique Identification Authority of India

ভারতীয় আইডি/Enrollment No.: 1040/19547/34818

তথ্য

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

INFORMATION

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To  
কাকনী রায় চৌধুরী  
Kakali Roy Choudhury  
7 PURBACHAL BIDHAN LANE  
HALTU Hatu S.O  
Hatu Kolkata  
West Bengal 700078



MN191357129CF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8426 9463 3051

আধার - সাধারণ মানুষের অধিকার

- আধার সারা দেশে মাল্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
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ভারত সরকার

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কাকনী রায় চৌধুরী  
Kakali Roy Choudhury  
পিতা : গৌর গোপাল রায়  
Father : GOUR GOPAL ROY  
জন্ম বার / Year of Birth : 1976  
মহিলা / Female



8426 9463 3051

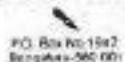
আধার - সাধারণ মানুষের অধিকার



ভারতীয় আইডি/পরিচয় প্রমাণকরণ  
GOVERNMENT OF INDIA

ঠিকানা:  
৭, পূর্বচল বিধান লেন, হালতু,  
হালতু, কোলকাতা, পশ্চিমবঙ্গ,  
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Hatu, Kolkata, West Bengal,  
700078



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Unique Identification Authority of India

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Unique Identification Authority of India  
Government of India

Enrollment No.: 0658/48029/31799

To  
Ajay Kumar Roy Choudhury  
7 PURBACHAL BIDHAN LANE  
HALTU  
Haltu S.O  
Haltu  
Kolkata  
West Bengal 700078  
9330690766  
ME548796746FH



आपका आधार क्रमांक / Your Aadhaar No. :

**5331 1277 7784**

मेरा आधार, मेरी पहचान



भारत सरकार  
Unique Identification Authority of India  
Ajay Kumar Roy Choudhury  
DOB : 01/01/1965  
Male



**5331 1277 7784**

मेरा आधार, मेरी पहचान



सूचना  
■ आधार पहचान का प्रमाण है, नागरिकता का नहीं।  
■ पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
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- आधार देश भर में मान्य है।
- आधा अधिनियम में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address: 7, PURBACHAL BIDHAN  
LANE, HALTU, Haltu S.O, Haltu,  
Kolkata, West Bengal, 700078



**5331 1277 7784**



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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BABLI DAS

GOURGOPAL ROY

01/01/1976

Permanent Account Number  
BNW/PD5880M

*Babli Das*

Signature





BELPR 771661

### Major Information of the Deed

Deed No :	I-1603-12569/2022	Date of Registration	12/08/2022
Query No / Year	1603-2002406272/2022	Office where deed is registered	
Query Date	07/08/2022 9:13:02 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	KALYAN CHAKRABORTY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8777486008, 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 : 50,000/-]		
Set Forth value	Market Value		
	Rs. 1,05,29,248/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 553/- (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: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) – Other than on Kalikapur Road (P.A.S Connector)) , , Premises No: 706, , Ward No: 106 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 1 Chatak 6 Sq Ft		1,05,02,248/-	Width of Approach Road: 14 Ft.,
Grand Total :					5.0669Dec	0/-	105,02,248 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor :100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0/-	27,000 /-	

**Land Lord Details :**

Sl. No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs SANDHYA ROY (Presentant)</b> Wife of Late GOUR GOPAL ROY 74/6, PURBACHAL MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BExxxxxx6G, Aadhaar No: 77xxxxxxxx5812, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence
2	<b>Mrs BABLI DAS</b> Daughter of Late GOUR GOPAL ROY 74/6, PURBACHAL MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BNxxxxxx0M, Aadhaar No: 82xxxxxxxx8175, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence
3	<b>Mrs KAKALI ROY CHOUDHURY</b> Daughter of Late GOUR GOPAL ROY 7, PURBACHAL BIDHAN LANE, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BVxxxxxx7G, Aadhaar No: 84xxxxxxxx3051, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence

**Developer Details :**

Sl. No	Name,Address,Photo,Finger print and Signature
1	<b>NEETA CONSTRUCTION</b> 5/10, SAHID NAGAR, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.:: AZxxxxxx5F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl. No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs CHAITALI SARKAR</b> Daughter of Mr SUJIT KUMAR SARKAR 5/10, SAHID NAGAR, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx5F, Aadhaar No: 36xxxxxxxx2019 Status : Representative, Representative of : NEETA CONSTRUCTION (as PROPRIETRESS)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr AJAY KUMAR ROY CHOWDHURY</b> Son of Mr ATUL BIHARI ROY CHOWDHURY 7, PURBACHAL BIDHAN LANE, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700078			
Identifier Of Mrs SANDHYA ROY, Mrs BABLI DAS, Mrs KAKALI ROY CHOUDHURY, Mrs CHAITALI SARKAR			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs SANDHYA ROY	NEETA CONSTRUCTION-1.68896 Dec
2	Mrs BABLI DAS	NEETA CONSTRUCTION-1.68896 Dec
3	Mrs KAKALI ROY CHOUDHURY	NEETA CONSTRUCTION-1.68896 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs SANDHYA ROY	NEETA CONSTRUCTION-33.33333300 Sq Ft
2	Mrs BABLI DAS	NEETA CONSTRUCTION-33.33333300 Sq Ft
3	Mrs KAKALI ROY CHOUDHURY	NEETA CONSTRUCTION-33.33333300 Sq Ft

**Endorsement For Deed Number : I - 160312569 / 2022**

**On 08-08-2022**

**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 1,05,29,248/-



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

**On 10-08-2022**

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

Presented for registration at 22:50 hrs on 10-08-2022, at the Private residence by Mrs SANDHYA ROY , one of the Executants.

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

Execution is admitted on 10/08/2022 by 1. Mrs SANDHYA ROY, Wife of Late GOUR GOPAL ROY, 74/6, PURBACHAL MAIN ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others, 2. Mrs BABLI DAS, Daughter of Late GOUR GOPAL ROY, 74/6, PURBACHAL MAIN ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others, 3. Mrs KAKALI ROY CHOUDHURY, Daughter of Late GOUR GOPAL ROY, 7, PURBACHAL BIDHAN LANE, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others

Indetified by Mr AJOY KUMAR ROY CHOWDHURY, , Son of Mr ATUL BIHARI ROY CHOWDHURY, 7, PURBACHAL BIDHAN LANE, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

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

Execution is admitted on 10-08-2022 by Mrs CHAITALI SARKAR, PROPRIETRESS, NEETA CONSTRUCTION, 5/10, SAHID NAGAR, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Mr AJOY KUMAR ROY CHOWDHURY, , Son of Mr ATUL BIHARI ROY CHOWDHURY, 7, PURBACHAL BIDHAN LANE, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others



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

**On 12-08-2022**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 553/- ( B = Rs 500/- ,E = Rs 21/- ,H = Rs 28/- ,M( ) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 553/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 08/08/2022 7:59PM with Govt. Ref. No: 192022230094168908 on 08-08-2022, Amount Rs: 553/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 6514623498229 on 08-08-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 19,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3407936, Amount: Rs.100/-, Date of Purchase: 08/08/2022, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 08/08/2022 7:59PM with Govt. Ref. No: 192022230094168908 on 08-08-2022, Amount Rs: 19,921/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 6514623498229 on 08-08-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 437365 to 437414

being No 160312569 for the year 2022.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2022.08.16 15:48:56 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/08/16 03:48:56 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)