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29/9/15  
12-20

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S NO. 272294/15

19AA 329291


DEVELOPMENT  
AGREEMENT

P-7187

THIS DEED OF AGREEMENT for Development made on this 29<sup>th</sup>. day  
of September' 2015 (two thousand fifteen)

BETWEEN

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

  
District Sub-Registrar-I  
Kolkata South 24 Pargan

29 SEP 2015  
29 SEP 2015

Serial 6894 Date 21/09/15.  
Name M/S S. D. Constnction,  
Address 199 Bishan Pally, Kol-84  
Rs 20/-

A. K. PURKAYASTHA (Stamp Vendor)  
Alipore Police Court, Kol-27



Socinitha Bhattacharya,  
S/O Late Shambhurnath  
Bhattacharya.  
Hinduism/Business  
(Indian)  
15A, Baishnabghata Lane  
P.O.- Naktala, P.S.- Netajinagar  
Garia, Kolkata-700047.

District Sub-Registrar  
Alipore South 24 Parganas

29 SEP 2015

29 SEP 2015

- ✓ (1) **SMT. CHIRASREE BHATTACHARYA (PAN-AUJPB4697F)** wife of Sri Amarjit Bormudoi & granddaughter of Late Shashadhar Bhattacharyya, by religion – Hinduism (Indian), by occupation – House wife, residing at 62, Dakshin Bidhanpally, P.O - Garia, Police Station – Bansdroni, Kolkata – 700 084 in the District South 24-Parganas (2) ✓ **SMT. MADHUSREE BHATTACHARYA** daughter of Sri Samir Bhattacharya & granddaughter of Late Shashadhar Bhattacharyya, by religion – Hinduism (Indian), by occupation – Student, residing at Bidhanpally, P.O - Garia, Police Station – Bansdroni, Kolkata – 700 084 in the District South 24-Parganas (3) **SMT. SHUKLA CHATTERJEE (BHATTACHARYA)** wife of Sri Panchanan Chatterjee & daughter of Late Shashadhar Bhattacharyya, by religion – Hinduism (Indian), by occupation – House wife, residing at 102, Purba Anandapally, P.O - Purbaputary, Police Station – Regent Park, Kolkata – 700 093 in the District South 24-Parganas (4) **SMT. ANJANA BHATTACHARYYA (PAN-CCMPB4751K)** daughter of Late Shashadhar Bhattacharyya, by religion – Hinduism (Indian), by occupation – House wife, residing at 62, Dakshin Bidhanpally, P.O - Garia, Police Station – Bansdroni, Kolkata – 700 084 in the District South 24-Parganas hereinafter called and referred to as the **OWNERS** (which term or expression unless excluded by of repugnant to the subject or context be deemed to include their heirs, executors, legal representatives, administrators and assigns) of the **ONE PART.**

**AND**

**M/S.S.D.CONSTRUCTION** (Civil Contractor) having its regd. Office at 199, Bidhanpally, Post Office – Garia, Police Station – Banskroni, Kolkata – 700 084 in the District of South 24-Parganas represented by its sole proprietor **SRI ANUP DUTTA (PAN-AHZPD6596J)** son of Late Anil Chandra Dutta, by religion – Hinduism, by occupation – Business, residing at 199, Bidhanpally, Post Office – Garia, Police Station – Banskroni, Kolkata – 700 084 in the District of South 24-Parganas hereinafter called and referred to as the **DEVELOPER** (which term or expression unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, legal representatives, administrators and assigns) of the **OTHER PART.**

**W H E R E A S** the executants/first party **SMT. CHIRASREE, BHATTACHARYA, MADHUSREE BHATTACHARYA, SHUKLA CHATTERJEE (BHATTACHARYA) & ANJANA BHATTACHARYA** herein are the sole / absolute legal owners of all that piece and parcel of land measuring a little bit more or less 06 cottah 00 chittak 00 sft. or 10 satak situated at District - South 24-Parganas, Police Station – Banskroni under A.D.S.R.O. at Alipore Pargana – Magura, Collectoried Touzi No.14, R.S.No.200 in Mouza – Kamdahari, J.L.No.49 appertaining to R.S.Khatian No.147 comprised in Dag No.132 within the limit of The Kolkata Municipal Corporation in Ward No.112 / Borough No.XI being known as Premises No.399, Bidhanpally,

(Assessee No.31-112-05-0399-0), Kolkata – 700 084 by virtue of law of inheritance as per The Hindu Succession Act.1956 from their predecessor-in-title Shashadhar Bhattacharyya who purchased the property by virtue of a Deed of Conveyance duly registered at the office of D.S.R., Alipore Sadar, 24-Parganas & entered in Book No.I, Volume No.13, Pages 165 to 168, Being No. 478 for the year 1959 and since in possession with boundary wall & construction of I/D.H 1000 sft. without any interference from others and free from all encumbrances along with ingress & egress right there to more fully described in the **SCHEDULE (A)** hereunder written.

**AND WHEREAS** in persuasion with verbal discussion on **17/08/2015** with an intention to develop the said land/premises by raising building thereon the developer has approached the owners and both the parties agreed to such proposal for their mutual benefit and now entering this Deed of Development Agreement with the following terms and conditions. It has been agreed by the parties hereto that to achieve this project on joint venture basis each of the parties shall perform their part of the contract in the following manner:

**OWNERS shall**

- a) allow the Developer to develop the property being known as Premises No. 399, Bidhanpally (Assessee No.31-112-05-0399-0), Kolkata – 700 084 within The Kolkata Municipal Corporation in Ward No.112 of Borough No.XI more fully described in the schedule below with existing I/D.H 1000 sft. standing thereon will be demolished at the cost of the developer.
- b) though have already delivered the photo copies of Title Deed and all other documents to establish good and marketable title in respect of the said land to the developer and undertakes to provide all requisitions to be made by the developer.
- c) allow the developer to put his signatures in all forms, applications, petition and appear before the office of the Kolkata Municipal Corporation (Assessment / Building / Water Supply / Tube Well / Drainage / Survey / License / Law dept. etc.), Kolkata Telephone, West Bengal State Electricity Company Limited and to execute and present for registration of all Deeds of Declaration which may be required by the developer for sanction/modification/regularized of the plan of the proposed building and appear or be personally present in the office of The Kolkata Municipal Corporation if required.

- d) handover vacant possession of the premises within two month from signing of this instrument and allow the developer for raising such new construction on the premises and execute a General Power of Attorney in favor of the Developer for sell of developer's allocation.
- e) for the purpose of obtaining tax clearance certificate, amalgamation mutation and for clearing all impositions, taxes, levies etc. in respect of the said premises pay a consolidated amount to the developer once for all.
- f) allow the developer to put his signature / consent in all agreements for sale to be entered into in between the developer and the intending purchaser/s with respect of undivided proportionate share in land within developer's allocation without claiming any consideration for the same.
- g) execute one registered General power of attorney appointing the developer to sell, gift, mortgage and execute Deed of Conveyance/s in favour of the intending purchaser/s in respect excluding owner's allocation at the proposed building. ✓
- h) not obstruct or cause any disturbances in the matter of raising construction of the said Building by the Developer at his cost and men subject to fulfillment of the others consideration.

**DEVELOPER shall**

- a) after execution of this Agreement, obtain tax clearance certificate, and obtain sanction of the Building Plan, Water Supply & House Drainage from K.M.C and Electric Meter Connection from W.B.S.E.D.C.L at his cost and initiative & the expenses in regard to development of land, construction of wall, sewerage facilities etc. have to be borne by the developer.
- b) intimate the owners about sanction of the Building Plan from K.M.C immediately after getting the possession of the said property.
- c) have right to enter into agreement for sale or the flats and spaces together with undivided proportionate share in the land from his allocation of the constructed area, to the intending purchaser/s upon receipt of the entire consideration or part thereof. *except owner's allocation of constructed building to be sanctioned from K.M.C.*
- d) remain liable for the quality of construction and payment to the suppliers and money / moneys to be received from the intending purchaser/s.
- e) have to deliver the owner's allocation as mentioned in the **SCHEDULE (B)** below within 24 (twenty-four) months from the date of Building Plan Sanctioned.

*And Developer*



- f) not be entitled to sell the owner's allocation to others in any way.
- g) submit a work schedule plan showing the program of execution of the said work from time to time and also showing tentative date of completion stage by stage within the said period of 24 (twenty-four) months and copy of the proposed building plan.
- h) remain liable to remove or settle all disputes with the suppliers or local problems or legal matters, if any at his own initiative

**IT IS HEREIN AGREED BY BOTH THE PARTIES that**

- i. the owner's allocation should be constructed as per specification annexed hereto but the owners shall have to pay additional amount for every extra work beyond the said specification as per bill to be submitted by the developer. No additional work would be carried out without the written instruction of the owners. It reciprocally understood and accepted that all the flats or independent residential unit/s to be sold or be handed over to the owners or be gifted or mortgaged to whosoever in future, shall have a neatly organized/ maintained common passage which must lead to direct exit to the road/street

without any hindrance caused by anyone at the present or at the future or at all times. It is agreed that the developer shall have no right whatsoever the roof of the building after handing over the completed building.

ii. the owners shall have right to transfer her allocated portion by executing deed of conveyance and for that to enter into agreement for sale/transfer with any intending purchaser/transferee upon receipt of the entire consideration money or part thereof.

iii. owners will get the first possession of flat/s being completed in all respects before handing over the purchaser's flat to be received / delivered from developer's allocation.

iv. the development work/construction of building must be start within 6(six) month from the date of agreement and must be completed within the stipulated time i.e. 24 (twenty-four) months failing which the power of attorney and the agreement will became null & void automatically.

The parties hereto along with their respective legal heirs shall remain bound by the terms of this agreement.

**SCHEDULE**  
**(A)**  
**description of the property**

**ALL THAT** piece and parcel of land measuring a little bit more or less 06 cottah 00 chittak 00 sft. or 10 satak together with I/D.H 1000 sft. situated at District - South 24-Parganas, Police Station – Bandroni under A.D.S.R.O. at Alipore Pargana – Magura, Collectored Touzi No.14, R.S.No.200 in Mouza – Kamdahari, J.L.No.49 appertaining to R.S.Khatian No.147 comprised in Dag No.132 within the limit of The Kolkata Municipal Corporation in Ward No.112 / Borough No.XI being known as Premises No.399, Bidhanpally, (Assessee No.31-112-05-0399-0), Kolkata – 700 084 with boundary wall thereon without any interference from others and free from all encumbrances along with ingress & egress right thereto and the entire property is butted & bounded by

On the North : Bidhanpally Plot No.213.

On the East : K.M.C Road

On the South : K.M.C Passage.

On the West : Property of Tinkari Mukherjee.

**SCHEDULE**  
**(B)**  
**description of the owner's allocation**

**SMT. CHIRASREE, BHATTACHARYA, MADHUSREE BHATTACHARYA, SHUKLA CHATTERJEE (BHATTACHARYA) & ANJANA BHATTACHARYYA** shall get (a) 1 X **2BHK** self contained flat at ground floor (tenant rehabilitation) (b) 2 x **2BHK** self contained flat at first floor (both front & back) (c) 1 X **2BHK** self contained flat at third floor (back) (d) **Rs.10,00,000.00** (ten lakhs) non adjustable/non refundable forfeited money which i) **Rs.5,00,000.00** (five lakh) to be paid at the time of agreement ii) **Rs.5,00,000.00** (five lakh) to be paid at the time of construction start after obtaining building permit sanction (e) 1(one)no. alternative accommodation during construction of building @**Rs.5,000.00** (five thousand) per month and the owners shall use and enjoy their respective allotment together with undivided proportionate share in the land and shall have right to use and enjoy the common area and facilities to be provided at the said premises.

**SCHEDULE**  
**(C)**  
**description of the specification**

**BUILDING** - R.C.C. frame building.

**WALLS** - Brick masonry walls both sides cement plaster, outside surface finishes with cement base paint and inside plaster of paris.

**WINDOWS** - All windows will be alluminium frame with glass fitted.

**DOORS** - Sal wood frame and all doors will be commercial flush type of reputed company with paints.

**FLOORING** - vitrified tiles flooring.

**KITCHEN** - Platform topped with black stone and sink with 2'-6" height dado in glaze tiles with Marble/floor tiles flooring.

**TOILETS** - Two toilets - english type with 1 no. wash basin, shower and flooring with Marble/floor tiles and dado with glaze tiles upto door level.

**ELECTRIC** - Full concealed wiring with required number of points of light, fan, geyser, air condition, calling bell and plug etc.

**memo  
of  
consideration**

Received from **M/S.S.D.CONSTRUCTION** (Civil Contractor) represented by its sole proprietor **SRI ANUP DUTTA (PAN-AHZPD6596J)** son of Late Anil Chandra Dutta, by religion – Hinduism, by occupation – Business, residing at 199, Bidhanpally, Post Office – Garia, Police Station – Banskroni, Kolkata – 700 084 in the District of South 24-Parganas the sum of Rs.5,00,000.00 (rupees five lakh) only being non adjustable/non refundable forfeited money (part payment) as per development agreement for building promotion dated 28<sup>th</sup>.September '2015 in respect of Premises No.399, Bidhanpally, (Assessee No.31-112-05-0399-0), Kolkata – 700 084 in the manner as follows :

1. Rs.5,00,000.00 (rupees five lakh) by Cash of R.B.I notes (Rs.1,000.00 X 250 nos & Rs.500.00 X 500 nos.)

Chirasee Bhattacharya  
Madhusree Bhattacharya  
Sukla Chatterjee (Bhakti Chatterjee)  
Anjona Bhattacharya.

**SIGNATURE OF OWNERS**

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



Chiranjeev Bhattacharya

		Thumb	1st finger	middle finger	ring finger	small finger
left hand ✓						
	right hand					

Name Chiranjeev Bhattacharya

Signature .. Bhattacharya .....



Madhusree Bhattacharya

		Thumb	1st finger	middle finger	ring finger	small finger
left hand ✓						
	right hand					

Name Madhusree Bhattacharya

Signature .. .....



Sukla Bhattacharya

		Thumb	1st finger	middle finger	ring finger	small finger
left hand ✓						
	right hand					

Name Sukla Bhattacharya (Chatterjee)

Signature Sukla Bhattacharya (Chatterjee)

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



Anjana Bhattacharya

		Thumb	1st finger	middle finger	ring finger	small finger
left hand	✓					
right hand	✓					

Name... ANJANA BHATTACHARYA

Signature... Anjana Bhattacharya



Anil Dutt

		Thumb	1st finger	middle finger	ring finger	small finger
left hand						
right hand						

Name... Anil Dutt MIS: S.D. CONSTRUCTION

Signature... Anil Dutt

PROPRIETOR

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature .....



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

**SIGNED, SEALED & DELIVERED**

by the parties at Kolkata In the presence of :-

1. *Soumitra Bhattacharya* Chivasree Bhattacharyer  
 15A, Baishnabghata Lane, Madhusree Bhattacharyer  
 Garcia, Kolkata - 700047 Sukla Bhattacharya (Chatterjee)

*Anjana Bhattacharya*

**SIGNATURE OF THE OWNERS**

2. *Anup. Roy*  
 15A, Baishnabghata Lane,  
 Garcia, Kolkata - 700047.

**M/S. S.D. CONSTRUCTION**

*Anub Anita*

**PROPRIETOR**

**SIGNATURE OF DEVELOPER**

**Drafted and Prepared  
 in my office :**

*Ratan kr. Saha*  
 Advocate  
 WB/277/83  
 Alipore Criminal Court  
 Kolkata - 27

TRUE COPY  
FORM 60

( See third proviso to of rule 114B )

Form of Declaration to be filed by a person who does not have either permanent account number of general Index Register Number and who makes payment in cash in respect of transaction specified in clauses (s) to (h) of rule 114B

1. Full name and address of the declarant MISS. MADHUSREE BHATTACHARYA  
Bidhanpally, P.O- Garia, Kolkata-700084
2. Particulars of transaction DEVELOPMENT AGREEMENT
3. Amount of the transaction ₹ 500,000/- (1/4<sup>th</sup> share)
4. Are you assessed to tax? Yes/No.
5. If yes,
  - i) Details of ward/Circle/Range where the last return of Income was filed?
  - ii) Reasons for not having permanent account number / General Index Register Number?
6. Details of the documents being produced in support of address in column (1)  
VOTER CARD NO. ZZC 1677848

Verification

7. Madhusree Bhattacharya do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the \_\_\_\_\_ day of September 2015

Date \_\_\_\_\_

Place Aripore / Kolkata

Madhusree Bhattacharya

Signature of the declarant

Instructions : Documents which can be produced in support of the address are :

- a) Ration Card
- b) Passport
- c) Driving Licence
- d) Identity Card issued by any institution.
- e) Copy of the electricity bill or telephone bill showing residential address
- f) Any document or communication issued by any authority of Central Government or local bodies showing residential address.
- g) Any other documentary evidence in support of his address given in the declaration.



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

ZZC1677848



নির্বাচকের নাম : মধুশ্রী ভট্টাচার্য্য  
Elector's Name : Madhusree  
Bhattacharya  
পিতার নাম : সমীর ভট্টাচার্য্য  
Father's Name : Samir Bhattacharya  
লিঙ্গ/Sex : স্ত্রী/F  
জন্ম তারিখ  
Date of Birth : 02/09/1991

ZZC1677848

ঠিকানা:  
বিধান পল্লী, কোলকাতা মিউনিসিপ্যাল কর্পোরেশন, বিজেন্ট  
পার্ক, দক্ষিণ ২৪ পরগণা-700084

Address:  
BIDHAN PALLY, KOLKATA MUNICIPAL  
CORPORATION, REGENT PARK, SOUTH  
24 PARGANAS-700084

Date: 10/01/2011

152-টল্লিগঞ্জ নির্বাচন/ফেডারেল নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
152-Tollyganj Constituency

ত্রিকাল পরিকর্তন হলে নতুন ঠিকানায় ভোটার লিটে নাম তোলার ৩ একই  
নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই  
পরিচয়পত্রের শঙ্করটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

148/1610

TRUE COPY  
FORM 60

( See third proviso to of rule 114B )

Form of Declaration to be filed by a person who does not have either permanent account number of general Index Register Number and who makes payment in cash in respect of transaction specified in clauses (s) to (h) of rule 114B

1. Full name and address of the declarant SMT. SUKLA CHATTERJEE  
102, Puzba Anandapally, Kolkala - 700093
2. Particulars of transaction DEVELOPMENT AGREEMENT
3. Amount of the transaction ₹ 5,00,000/- (1/4<sup>th</sup> share)
4. Are you assessed to tax? Yes/No.
5. If yes,
  - I) Details of ward/Circle/Range where the last return of Income was filed?
  - II) Reasons for not having permanent account number / General Index Register Number?
6. Details of the documents being produced in support of address in column (1)  
VOTER CARD NO. ZZC 1126184

Verification

7. Smt. Sukla Chatterjee do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the \_\_\_\_\_ day of September 20 15

Date \_\_\_\_\_

Place Hipra/Kolkala

Sukla Bhattacharya  
Signature of the declarant  
(Chatterjee)

Instructions : Documents which can be produced in support of the address are :

- a) Ration Card
- b) Passport
- c) Driving Licence
- d) Identity Card issued by any institution.
- e) Copy of the electricity bill or telephone bill showing residential address
- Any document or communication issued by any authority of Central Government or local bodies showing residential address.
- g) Any other documentary evidence in support of his address given in the declaration.



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

ZZC1126184



নির্বাচকের নাম : শুক্লা চ্যাটাৰ্জী (ভট্টাচার্য)

Elector's Name : Shukla Chatterjee  
(bhattachaya)

স্বামীর নাম : পঞ্চানন চ্যাটাৰ্জী

Husband's Name : Panchanan Chatterjee

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ / Date of Birth : 25/12/1960

ZZC1126184

ঠিকানা:  
102, পূর্ব আনন্দপল্লী কোলকাতা মিউনিসিপ্যাল কর্পোরেশনে  
রিজেন্ট পার্ক দক্ষিণ 24 পরগণা 700093

Address:  
102, PURBA ANANDAPALLY KOLKATA  
MUNICIPAL CORPORA REGENT PARK  
SOUTH 24 PARGANAS 700093




Date: 14/09/2009  
152-টলিগঞ্জ নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুমতি  
Facsimile Signature of the Electoral  
Registration Officer for  
152-Tollyganj Constituency



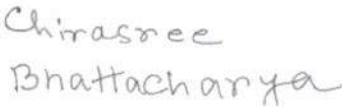
ঠিকানা পরিবর্তন হলে নতুন ঠিকানা ভোটার লিষ্টে নাম  
তোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার  
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

08A/1119







## Seller, Buyer and Property Details




### A. Land Lord & Developer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr ANUP DUTTA 199,BIDHANPALLY, P.O:- GARIA, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084	 29/09/2015 1:19:59 PM	 LTI 29/09/2015 1:20:09 PM
		 29/09/2015 1:20:21 PM	


Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Smt CHIRASREE BHATTACHARYA Daugther of Mr SAMIR BHATTACHARYA 62,DAKSHIN BIDHANPALLY, P.O:- GARIA, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual; Date of Execution : 29/09/2015; Date of Admission : 29/09/2015; Place of Admission of Execution : Office	 29/09/2015 1:15:08 PM	 LTI 29/09/2015 1:15:22 PM
		 29/09/2015 1:15:49 PM	

**Land Lord Details**

SL No.	Name, Address, Photo, Finger print and Signature		
2	<p>Smt MADHUSREE BHATTACHARYA                      Daugther of Mr SAMIR BHATTACHARYA                      BIDHANPALLY, P.O:- GARIA, P.S:- Bansdroni,                      Kolkata, District:-South 24-Parganas, West                      Bengal, India, PIN - 700084Sex: Female, By                      Caste: Hindu, Occupation: Student, Citizen of:                      India,; Status : Individual; Date of Execution :                      29/09/2015; Date of Admission : 29/09/2015;                      Place of Admission of Execution : Office</p>	 29/09/2015 1:16:25 PM	 LTI 29/09/2015 1:16:40 PM
		<p align="center"><i>Madhusree                      Bhattacharya</i>                      29/09/2015 1:17:32 PM</p>	
3	<p>Smt SHUKLA CHATTERJEE                      Wife of Mr PANCHANAN CHATTERJEE                      102,PURBA ANANDAPALLY, P.O:-                      PURBAPUTIARY, P.S:- Regent Park, Kolkata,                      District:-South 24-Parganas, West Bengal, India,                      PIN - 700093Sex: Female, By Caste: Hindu,                      Occupation: House wife, Citizen of: India,; Status :                      Individual; Date of Execution : 29/09/2015; Date of                      Admission : 29/09/2015; Place of Admission of                      Execution : Office</p>	 29/09/2015 1:17:58 PM	 LTI 29/09/2015 1:18:15 PM
		<p align="center"><i>Shukla                      Chatterjee.</i>                      29/09/2015 1:19:14 PM</p>	
4	<p>Smt ANJANA BHATTACHARYYA                      Daugther of Mr SHASHADHAR                      BHATTACHARYYA                      62,DAKSHIN BIDHANPALLY, P.O:- GARIA, P.S:-                      Bansdroni, Kolkata, District:-South 24-Parganas,                      West Bengal, India, PIN - 700084Sex: Female, By                      Caste: Hindu, Occupation: House wife, Citizen of:                      India, PAN No. CCMPB4751K,; Status :                      Individual; Date of Execution : 29/09/2015; Date of                      Admission : 29/09/2015; Place of Admission of                      Execution : Office</p>	 29/09/2015 1:13:17 PM	 LTI 29/09/2015 1:13:31 PM
		<p align="center"><i>Anjana                      Bhattacharya</i>                      29/09/2015 1:14:28 PM</p>	

Developer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	M/S S.D.CONSTRUCTION 199.BIDHAN PALLY, P.O:- GARIA, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084; Status : Organization; Represented by representative as given below:-		
1(1)	Mr ANUP DUTTA 199,BIDHANPALLY, P.O:- GARIA, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHZPD6596J,; Status : Representative; Date of Execution : 29/09/2015; Date of Admission : 29/09/2015; Place of Admission of Execution : Office	 29/09/2015 1:19:59 PM	 LTI 29/09/2015 1:20:09 PM
		 29/09/2015 1:20:21 PM	

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr SOUMITRA BHATTACHARYA Son of Late SHAMBHU NATH BHATTACHARYA 15A,BAISHNABGHATA LANE, P.O:- NAKTALA, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Smt CHIRASREE BHATTACHARYA, Smt MADHUSREE BHATTACHARYA, Smt SHUKLA CHATTERJEE, Smt ANJANA BHATTACHARYYA, Mr ANUP DUTTA	 29/09/2015 1:19:35 PM

### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

15/10/2015 Query No:-16011000272294 / 2015 Deed No :I - 160104116 / 2015, Document is digitally signed.



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhan Pally, , Premises No. 399, Ward No: 112		6 Katha	4,90,000/-	66,12,227/-	Proposed Use: Bastu, Width of Approach Road: 12 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	1000 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	1000 Sq Ft.	10,000/-	3,00,000/-	Structure Type: Structure

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Smt ANJANA BHATTACHARYYA	M/S S.D.CONSTRUCTION	2.475	25
	Smt CHIRASREE BHATTACHARYA	M/S S.D.CONSTRUCTION	2.475	25
	Smt MADHUSREE BHATTACHARYA	M/S S.D.CONSTRUCTION	2.475	25
	Smt SHUKLA CHATTERJEE	M/S S.D.CONSTRUCTION	2.475	25

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
S1	Smt ANJANA BHATTACHARYYA	M/S S.D.CONSTRUCTION	250 Sq Ft	25
	Smt CHIRASREE BHATTACHARYA	M/S S.D.CONSTRUCTION	250 Sq Ft	25
	Smt MADHUSREE BHATTACHARYA	M/S S.D.CONSTRUCTION	250 Sq Ft	25
	Smt SHUKLA CHATTERJEE	M/S S.D.CONSTRUCTION	250 Sq Ft	25

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SOUMITRA BHATTACHARYA

Details of the applicant who has submitted the requisition form	
Applicant's Name	SOUMITRA BHATTACHARYA
Address	15 A ,BAISHNABGHATA LANE,Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700047
Applicant's Status	Advocate

Office of the D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160104116 / 2015

Query No/Year	16011000272294/2015	Serial no/Year	1601004754 / 2015
Deed No/Year	I - 160104116 / 2015		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr ANUP DUTTA	Presented At	Office
Date of Execution	29-09-2015	Date of Presentation	29-09-2015

Remarks

On 15/10/2015

**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.



(Debasis Patra)

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 21/09/2015

**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 69,12,227/-



(Debasis Patra)

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 29/09/2015

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

Presented for registration at 12:55 hrs on : 29/09/2015, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr ANUP DUTTA ,.

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

Execution is admitted on 29/09/2015 by

Smt CHIRASREE BHATTACHARYA, Daughter of Mr SAMIR BHATTACHARYA, 62,DAKSHIN BIDHANPALLY, P.O: GARIA, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN -

15/10/2015 Query No:-16011000272294 / 2015 Deed No :I - 160104116 / 2015, Document is digitally signed.

700084, By caste Hindu, By Profession House wife

Indetified by Mr SOUMITRA BHATTACHARYA, Son of Late SHAMBHU NATH BHATTACHARYA,  
15A,BAISHNABGHATA LANE, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas,  
WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession Business

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

Execution is admitted on 29/09/2015 by

Smt MADHUSREE BHATTACHARYA, Daughter of Mr SAMIR BHATTACHARYA, BIDHANPALLY, P.O:  
GARIA, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084,  
By caste Hindu, By Profession Student

Indetified by Mr SOUMITRA BHATTACHARYA, Son of Late SHAMBHU NATH BHATTACHARYA,  
15A,BAISHNABGHATA LANE, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas,  
WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession Business

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

Execution is admitted on 29/09/2015 by

Smt SHUKLA CHATTERJEE, Wife of Mr PANCHANAN CHATTERJEE, 102,PURBA ANANDAPALLY, P.O:  
PURBAPUTIARY, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India,  
PIN - 700093, By caste Hindu, By Profession House wife

Indetified by Mr SOUMITRA BHATTACHARYA, Son of Late SHAMBHU NATH BHATTACHARYA,  
15A,BAISHNABGHATA LANE, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas,  
WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession Business

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

Execution is admitted on 29/09/2015 by

Smt ANJANA BHATTACHARYYA, Daughter of Mr SHASHADHAR BHATTACHARYYA, 62,DAKSHIN  
BIDHANPALLY, P.O: GARIA, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL,  
India, PIN - 700084, By caste Hindu, By Profession House wife

Indetified by Mr SOUMITRA BHATTACHARYA, Son of Late SHAMBHU NATH BHATTACHARYA,  
15A,BAISHNABGHATA LANE, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas,  
WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession Business

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

Execution is admitted on 29/09/2015 by

Mr ANUP DUTTA DEVELOPPER, M/S S.D.CONSTRUCTION, 199.BIDHAN PALLY, P.O:- GARIA, P.S:-  
Bansdrani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr SOUMITRA BHATTACHARYA, Son of Late SHAMBHU NATH BHATTACHARYA,  
15A,BAISHNABGHATA LANE, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas,  
WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,542/- ( B = Rs 5,489/- ,E = Rs 21/-  
,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 5,542/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Draft Rs 10,001/-, by Stamp Rs 20/-

**Description of Stamp**

1. Rs 20/- is paid on Impressed type of Stamp, Serial no 6894, Purchased on 21/09/2015, Vendor named A K Purakayestha.

**Description of Draft**

1. Rs 10,001/- is paid, by the Draft(8554) No: 000404923104, Date: 28/09/2015, Bank: STATE BANK OF INDIA (SBI), NAKTALA.



(Debasis Patra)

DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2015, Page from 56676 to 56706  
being No 160104116 for the year 2015.



Digitally signed by DEBASIS PATRA  
Date: 2015.10.15 12:53:40 +05:30  
Reason: Digital Signing of Deed.

*Debasis Patra*

(Debasis Patra) 15-10-2015 12:53:39  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)