

SL NO-10

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 226183

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 District Sub-Registrar  
 Alipore, South 24-parganas

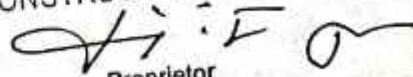
10-04-23

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** made this 7<sup>th</sup> day of April, in the year  
 Two Thousand Twenty Three(2023)

**BETWEEN**

SRIJAN CONSTRUCTION

  
 Proprietor



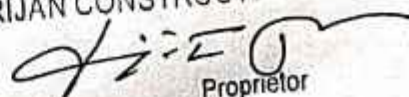
**MISS. RITTIKA DEY**, PAN.CJMPD7311Q, AADHAAR NO.628131041901, daughter of Sri. Rajib Dey, by faith Hindu, by occupation Business, residing at 40, South Roynagar, Bansdroni, P.O. Bansdroni, P.S.- Bansdroni, Kolkata- 700 070, District South 24-Parganas, hereinafter jointly called and referred to as the **OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives, and assigns) of the **ONE PART.**

**A N D**

**M/S SRIJAN CONSTRUCTION**, a Proprietorship Firm, having its office at- 348/52, N.S.C. Bose Road, P.O. Naktala, P.S. Jadavpur then Patuli now Netaji Nagar, Kolkata-700047, represented by its sole proprietor **MISS. SURANJITA JANA**, PAN.AENPJ0456L, AADHAAR NO.467398220426, daughter of Sri Sisir Kumar Jana, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at-1/101, Naktala, Police Station: Jadavpur then Patuli now Netaji Nagar, Kolkata-700047, now residing at 1/83, Naktala, P.O.-Naktala, Police Station: Jadavpur then Patuli now Netaji Nagar, Kolkata-700047, District South 24 Parganas, hereinafter referred to as the **DEVELOPER/ SECOND PARTY** ( which term or expression unless excluded by or repugnant to the context shall deem to mean and include its Successors-in-Office, legal representatives, executors, administrators and assigns) of the **OTHER PART.**

**WHEREAS** by a Deed of Conveyance dated 2<sup>nd</sup> of May 1958 executed by one Shri Jhandu Ram Mullick in favour of Naktola Sarbarthasadhak Samabaya Samity Ltd. (hereinafter referred to as the said Samity) for valuable consideration the said Samity became seized and possessed of 4 Bighas 6- Cottachs 5 ch. Of lands absolutely and free from all encumbrances, particulars of which lands, are set out in the schedule to the said Deed and known as holding No.7, Naktola Lane, under the Calcutta Corporation (Tollygunge area), the Conveyance being registered in Book No. 1.

SRIJAN CONSTRUCTION

  
Proprietor



Volume No 68, Pages 287 to 296, Being No. 4073, for the year 1958 of the Sub-registration office at Alipore, District 24 Parganas.

**AND WHEREAS** by another Conveyance dated 21<sup>st</sup> of May 1958 executed by Sri. Nirmal Chandra Dey and others in favour of the said Society, the Society purchased about 1 Bighas 12 Chittacks 9 Sq. Ft. particulars whereof are mentioned in the said deed registered in Book No.1, Volume No.79, Pages 245 to 254 Being No. 4646 for the year 1958 of the Sub-registration office at Alipore.

**AND WHEREAS** the said Society having thus been seized and possessed of the land conveyed unto it by the several deeds of Conveyance herein before mentioned divided the said land so purchased into several plots.

**AND WHEREAS** in the benami of Srimati Amita Ghosal agreed with the said Samity for the peaceable sale of Plot No.21 of the said layout plan and formed out of C.S. Dag No.300, Mouza Naktala, J.L.No 32, P.S. Sadar Tollygunge then Jadavpur District 24 Parganas and morefully described in Schedule thereto at a price of Rs.3416.69P.(Rupees Three Thousand Four Hundred Sixteen and Sixty Nine Naya Paise) calculated at the rate of Rs.1025.00 per Cottahs, free from all encumbrances.

**AND WHEREAS** in consideration of the said sum of Rs.3416.69 paid by the vendor therein out of his own funds in the name of Srimati Amita Ghosal, the said Samity by a registered Deed of Conveyance dated 27<sup>th</sup> of June 1958 and registered in Book No.1, Volume No.109, Pages 63 to 69 Being No. 5919 for the year 1958 of the Sub-registry office at Alipore Sadar Conveyed all right title and interest to the vendor in the benami of Srimati Amita Ghosal all that piece and parcel of land more fully described in the schedule thereto.

**AND WHEREAS** the said Amita Ghosal by a registered Deed of Disclaimer executed on the 9<sup>th</sup> day of July one thousand Nine hundred and Fifty Nine registered in Book No.1, Volume No.85, Pages 288 to 291 Being No. 6358 for the year 1959 in the Sub-registry office of the Alipore disclaimed all her right title and interest in the said property in favour of the vendor after making a

Statement that this property so purchased was made in the benami of  
AMITA GHOSAL

SRIJAN CONSTRUCTION



Proprietor

**AND WHEREAS** the said Deboprasad Bhattacharya executed a registered Power of Attorney registered in Book No.IV, Volume No.9, at Pages 223 to 224 Being No. 490 for the year 1966 of the Sub-registration office at Sealdah District 24 Parganas in favour of Srimati Amita Ghosal wife of Sri Shyam Lal Ghosal of No.10 Mohar Ali Road Calcutta-17. Authorizing her to transfer the land described in the schedule thereto.

**AND WHEREAS** thereafter being represented by the said registered Power of Attorney said Srimati Amita Ghosal by a registered Indenture of Conveyance dated 03/08/79 which was registered at the office of District Sub-registrar Alipore 24 Parganas and recorded in Book No. I, Volume No.72, Pages 240 to 248 Being No. 4450 for the year 1979 and thereby transferred and conveyed all that a piece and parcel of land measuring about 3 Cottahs 5 Chittaks 15 Sq. Ft. being Scheme Plot No.21 framed out of C.S. Plot No.300, Khatian No.262, Mouza Naktala, J.L.No 32, P.S. Sadar Tollygunge then Jadavpur Sub-registry office of Alipore District 24 Parganas being portion of No.7, Naktala Lane of the corporation of Calcutta to one Subodhendra Roy.

**AND WHEREAS** accordingly being thus the absolute owner of the said property said Subodhendra Roy mutated his name in the books and records of all concerned authority including Kolkata Municipal Corporation assessment Book being the K.M.C Premises No.7/21, Durgaprasanna Paramhansa Road, under Ward No.100 and Vide Assessee No.211000400262.

**AND WHEREAS** said Subodhendra Roy being bachelorette died intestate on 17/01/1985 leaving behind his two brothers namely Satindra Nath Roy and Samarendra Nath Roy as his only legal heirs and successors and claimants to inherit his property as per the Hindu Succession Act.

**AND WHEREAS** thereafter the said Satindra Nath Roy and Samarendra Nath Roy became the joint owners of the said landed property is now known and numbered as the K.M.C Premises No.7/21, Durgaprasanna Paramhansa Road, under Ward No.100 and Vide Assessee No. 211000400262 being and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. locally Sadar Tollygunge (increased)

SRIJAN CONSTRUCTION

  
Proprietor



Jadavpur then patuli now Netajinagar, in the District of south 24-parganas with absolute right, title and interest morefully described in the Schedule-"A" below.

**AND WHEREAS** after that the said Satindra Nath Roy and Samarendra Nath Roy by a registered Sale Deed dated 25/06/2019 which was registered at the office of the District Sub-registrar-I at Alipore 24 Parganas and recorded in Book No. 1, Volume No.1601-2019, Pages from 91384 to 91411 Being No. 160101871 for the year 2019 and thereby transferred and conveyed all that a piece and parcel of land measuring about 3 Cottahs 5 Chittaks 15 Sq. Ft. be the same or a little more or less being Scheme Plot No.21 framed out of C.S. Plot No.300, Khatian No.262, Mouza Naktala, J.L.No 32, along with a old 100 Sq. Ft. Tile shed structure standing thereon being the K.M.C. Premises No. 7/21, Durgaprasanna Paramhansha Road, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, Vide Assessee No. 211000400262 within P.S. formerly Sadar Tollygunge thereafter Jadavpur then patuli now Netajinagar, Sub Registry office Alipore, in the District of 24-parganas now south 24-parganas to one Miss Rittika Dey.

**AND WHEREAS** thereafter the said Miss Rittika Dey became the owner of the said landed property is now known and numbered as the K.M.C Premises No.7/21, Durgaprasanna Paramhansha Road, under Ward No.100 and Vide Assessee No. 211000400262 lying and situated within the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge thereafter Jadavpur then patuli now Netajinagar, in the District of south 24 Parganas with absolute right, title and interest morefully described in the Schedule-"A" below as "**the said property**".

**AND WHEREAS** the Second Party/Developer after proper inspection of the said land & the building thereon being interested to develop the said property by demolishing the old building & erecting a new building thereon has approached to the First Party/the Land Owner herein and the first party considering the proposal of the joint venture as financially viable has agreed to do the same for mutual benefits.

SRIJAN CONSTRUCTION

*[Signature]*  
Proprietor

**AND WHEREAS** the First Party/Land Owner and the Second Party/ Developer have agreed to materialize the said proposal for promotion and development by constructing a G+III storied building upon the said property and discussed the matter at length, to avoid disputes and differences in future, and have agreed to record the terms and conditions mentioned hereinafter:-

**NOW THIS AGREEMENT WITNESSES :**

**ARTICLE - I :**

**DEFINITIONS** - for proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times shall always mean and include:

1. **SAID PROPERTY** shall always mean ALL THAT piece or parcel of a plot of homestead land measuring an area of about 3 Cottahs 5 Chittaks 15 Sq. Ft. be the same or a little more or less being Scheme Plot No.21 framed out of C.S. Plot No.300, Khatian No.262, Mouza Naktala, J.L.No 32, being the K.M.C. Premises No. 7/21, Durgaprasanna Paramhansa Road, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, Vide Assessee No. 211000400262 within P.S. formerly Sadar Tollygunge thereafter Jadavpur then patuli now Netajinagar, Sub Registry office Alipore, in the District of 24-parganas now south 24-parganas and particularly described in the Schedule -"A" herein below.
2. **PROPOSED BUILDING MEANS** : the proposed G+III storied building to be constructed upon the said property.
3. **FLAT/APARTMENT MEANS** : The unit of a self contained accommodation of the said building for any purpose having one or more rooms and kitchen, exclusive user of bath and privy as per plan with all modern amenities and facilities to use and enjoy the same exclusively and without any interruption from others, along with free access and right to egress and ingress to and from the main entrance and Public Road.
4. **CAR PARKING SPACE MEANS** : the open or covered space in the ground level of the building as shown in the plan for parking in



keeping motor car, scooter or all types of private vehicles defined under Motor Vehicles Act.

5. **PLAN OR MAP SHALL MEAN** : the building plan duly drawn by the Owners/Developer herein in respect of the proposed building / buildings and shall include all such modification or alterations as may be made by the Developer from time to time as and when required.
6. **OWNERS MEAN MISS. RITTIKA DEY**, more fully described in the 2<sup>nd</sup> page of this Agreement as the First Party.
7. **DEVELOPER MEANS, M/S SRIJAN CONSTRUCTION**, more fully described in the 2<sup>nd</sup> page of this Agreement as the Second Party.
8. **ARCHITECT** - shall mean any qualified person or persons or firm or firms or L. B. S. appointed or nominated by the Developer as the Architect of the building/buildings to be constructed upon the said property.
9. **SPECIFICATIONS AND AMENITIES** : materials and specifications as is recommended by the Architect for the construction of the building. Amenities means - All fittings as described in the Schedule - "D" herein below and will be provided by the Developer in those flats under Reserved portion.
10. **COMMON / SERVICE AREA SHALL MEAN** :
  - i) Staircase and Lift.
  - ii) Staircase and lift landings on all floors.
  - iii) Common passage.
  - iv) Water pumps, water tanks, reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
  - v) Common electrical wiring, fittings and fixtures.
  - vi) Drainage and sewers.
  - vii) Boundary walls and main gates.
  - viii) Such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and enjoyment of the said units by the owner and as may be specified and as a terrace and

areas including side spaces and back spaces to be left open according to plan.

ix) watchman's Room and toilet.

x) Lift and Lift Machine Room.

11. **OWNERS' ALLOCATION** : after completion of the said Building in all respects, the developer shall handover 1) Flat No.A-3, 3<sup>rd</sup> Floor, South-East side and 2) Flat No.B-3, 3<sup>rd</sup> Floor, North-West side along with Two Car Parking spaces on the ground floor of the proposed G+III storied building including undivided proportionate share of land of the premises as described in the Schedule 'B' herein below written together with common rights of the common parts portion and areas of the building and common amenities, facilities, rights and benefits of the said proposed building at as per Kolkata Municipal Corporation record at the K.M.C. Premises No. 7/21, Durgaprasanna Paramhansa Road, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, Vide Assessee No. 211000400262 within P.S. formerly Sadar Tollygunge thereafter Jadavpur then patuli now Netajinagar, Sub Registry office Alipore, in the District of South 24 Parganas including all the common area as per schedule with right of easement and the undivided proportionate share in the land more fully describe in the schedule herein below.

12. **TAX LIABILITIES**: the owner shall not be liable to pay the tax in respect of selling the flats and proportionate car parking spaces under developer's allocation and also the said property tax of K.M.C will be paid by the Developer with effect from the date of handing over the possession of the said property for promoting and developing to the Developer after agreement till delivery of owner's allocation.

13. **INSPECTION OF THE CONSTRUCTION**: the owner shall have the right and liberty to inspect the construction work of the project building. If any inferior quality of the building materials is detected by the owner, the same shall be replaced by the standard good quality by the developer, failing which the owner may take legal steps against the



**MISS. RITTIKA DEY**, PAN.CJMPD7311Q, AADHAAR NO.628131041901, daughter of Sri. Rajib Dey, by faith Hindu, by occupation Business, residing at 40, South Roynagar, Bansdroni, P.O. Bansdroni, P.S.- Bansdroni, Kolkata- 700 070, District South 24-Parganas, hereinafter jointly called and referred to as the **OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives, and assigns) of the **ONE PART**.

**AND**

**M/S SRIJAN CONSTRUCTION**, a Proprietorship Firm, having its office at 348/52, N.S.C. Bose Road, P.O. Naktala, P.S. Jadavpur then Patuli now Netaji Nagar, Kolkata-700047, represented by its sole proprietor **MISS. SURANJITA JANA**, PAN.AENPJ0456L, AADHAAR NO.467398220426, daughter of Sri Sisir Kumar Jana, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at-1/101, Naktala, Police Station: Jadavpur then Patuli now Netaji Nagar, Kolkata-700047, now residing at 1/83, Naktala, P.O.-Naktala, Police Station: Jadavpur then Patuli now Netaji Nagar, Kolkata-700047, District South 24 Parganas, hereinafter referred to as the **DEVELOPER/ SECOND PARTY** ( which term or expression unless excluded by or repugnant to the context shall deem to mean and include its Successors-in-Office, legal representatives, executors, administrators and assigns) of the **OTHER PART**.

**WHEREAS** by a Deed of Conveyance dated 2<sup>nd</sup> of May 1958 executed by one Shri Jhandu Ram Mullick in favour of Naktola Sarbarthasadhak Samabaya Samity Ltd. (hereinafter referred to as the said Samity) for valuable consideration the said Samity became seized and possessed of 4 Bighas 6 Cottachs 5 ch. Of lands absolutely and free from all encumbrances, particulars of which lands, are set out in the schedule to the said Deed and known as holding No.7, Naktola Lane, under the Calcutta Corporation(Tollygunge area), the Conveyance being registered in Book No. 1.



Volume No 68, Pages 287 to 296, Being No. 4073, for the year 1958 of the Sadar Sub-registration office at Alipore, District 24 Parganas.

**AND WHEREAS** by another Conveyance dated 21<sup>st</sup> of May 1958 executed by Sri. Nirmai Chandra Dey and others in favour of the said Society, the Society purchased about 1 Bighas 12 Chittacks 9 Sq. Ft. particulars whereof are mentioned in the said deed registered in Book No.1, Volume No.79, Pages 245 to 254 Being No. 4646 for the year 1958 of the Sub-registration office at Alipore.

**AND WHEREAS** the said Society having thus been seized and possessed of the land conveyed unto it by the several deeds of Conveyance herein before mentioned divided the said land so purchased into several plots.

**AND WHEREAS** in the benami of Srimati Amita Ghosal agreed with the said Samity for the peaceable sale of Plot No.21 of the said layout plan and formed out of C.S. Dag No.300, Mouza Naktala, J.L.No 32, P.S. Sadar Tollygunge then Jadavpur District 24 Parganas and morefully described in Schedule thereto at a price of Rs.3416.69P.(Rupees Three Thousand Four Hundred Sixteen and Sixty Nine Naya Paise) calculated at the rate of Rs.1025.00 per Cottahs, free from all encumbrances.

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**AND WHEREAS** the said Amita Ghosal by a registered Deed of Disclaimer executed on the 9<sup>th</sup> day of July one thousand Nine hundred and Fifty Nine registered in Book No.1, Volume No.85, Pages 288 to 291 Being No. 6358 for the year 1959 in the Sub-registry office of the Alipore disclaimed all her right title and interest in the said property in favour of the vendor after making a

Amita Ghosal.



**AND WHEREAS** the said Deboprasad Bhattacharya executed a registered Power of Attorney registered in Book No.IV, Volume No.3, at pages 223 to 224 Being No. 490 for the year 1966 of the Sub-registration office at Sealdah District 24 Parganas in favour of Srimati Amita Ghosal wife of Sri Shyam Lal Ghosal of No.10 Mohar Ali Road Calcutta-17. Authorizing her to transfer the land described in the schedule thereto.

**AND WHEREAS** thereafter being represented by the said registered Power of Attorney said Srimati Amita Ghosal by a registered Indenture of Conveyance dated 03/08/79 which was registered at the office of District Sub-registrar Alipore 24 Parganas and recorded in Book No. 1, Volume No.72, Pages 240 to 248 Being No. 4450 for the year 1979 and thereby transferred and conveyed all that a piece and parcel of land measuring about 3 Cottahs 5 Chittaks 15 Sq. Ft. being Scheme Plot No.21 framed out of C.S. Plot No.300, Khatian No.262, Mouza Naktala, J.L.No 32, P.S. Sadar Tollygunge then Jadavpur Sub-registry office of Alipore District 24 Parganas being portion of No.7, Naktala Lane of the corporation of Calcutta to one Subodhendra Roy.

**AND WHEREAS** accordingly being thus the absolute owner of the said property said Subodhendra Roy mutated his name in the books and records of all concerned authority including Kolkata Municipal Corporation assessment Book being the K.M.C Premises No.7/21, Durgaprasanna Paramhansa Road, under Ward No.100 and Vide Assessee No.211000400262.

**AND WHEREAS** said Subodhendra Roy being bachelorette died intestate on 17/01/1985 leaving behind his two brothers namely Satindra Nath Roy and Samarendra Nath Roy as his only legal heirs and successors and claimants to inherit his property as per the Hindu Succession Act.

**AND WHEREAS** thereafter the said Satindra Nath Roy and Samarendra Nath Roy became the joint owners of the said landed property is now known and numbered as the K.M.C Premises No.7/21, Durgaprasanna Paramhansa Road, under Ward No.100 and Vide Assessee No. 211000400262 being and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge hereafter



Jadavpur then patuli now Netajinagar, in the District of south 24-parganas with absolute right, title and interest morefully described in the Schedule-"A" below.

**AND WHEREAS** after that the said Satindra Nath Roy and Samarendra Nath Roy by a registered Sale Deed dated 25/06/2019 which was registered at the office of the District Sub-registrar-I at Alipore 24 Parganas and recorded in Book No. 1, Volume No.1601-2019, Pages from 91384 to 91411 Being No. 160101871 for the year 2019 and thereby transferred and conveyed all that a piece and parcel of land measuring about 3 Cottahs 5 Chittaks 15 Sq. Ft. be the same or a little more or less being Scheme Plot No.21 framed out of C.S. Plot No.300, Khatian No.262, Mouza Naktala, J.L.No 32, along with a old 100 Sq. Ft. Tile shed structure standing thereon being the K.M.C. Premises No. 7/21, Durgaprasanna Paramhansha Road, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, Vide Assessee No. 211000400262 within P.S. formerly Sadar Tollygunge thereafter Jadavpur then patuli now Netajinagar, Sub Registry office Alipore, in the District of 24-parganas now south 24-parganas to one Miss Rittika Dey.

**AND WHEREAS** thereafter the said Miss Rittika Dey became the owner of the said landed property is now known and numbered as the K.M.C Premises No.7/21, Durgaprasanna Paramhansha Road, under Ward No.100 and Vide Assessee No. 211000400262 lying and situated within the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge thereafter Jadavpur then patuli now Netajinagar, in the District of south 24 Parganas with absolute right, title and interest morefully described in the Schedule-"A" below as "**the said property**".

**AND WHEREAS** the Second Party/Developer after proper inspection of the said land & the building thereon being interested to develop the said property by demolishing the old building & erecting a new building thereon has approached to the First Party/the Land Owner herein and the first party considering the proposal of the joint venture as financially viable has agreed to do the same for mutual benefits.



**AND WHEREAS** the First Party/Land Owner and the Second Party/ Developer have agreed to materialize the said proposal for promotion and development by constructing a G+III storied building upon the said property and discussed the matter at length, to avoid disputes and differences in future, and have agreed to record the terms and conditions mentioned hereinafter:-

**NOW THIS AGREEMENT WITNESSES :**

**ARTICLE - I :**

**DEFINITIONS** - for proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times shall always mean and include:

1. **SAID PROPERTY** shall always mean ALL THAT piece or parcel of a plot of homestead land measuring an area of about 3 Cottahs 5 Chittaks 15 Sq. Ft. be the same or a little more or less being Scheme Plot No.21 framed out of C.S. Plot No.300, Khatian No.262, Mouza Naktala, J.L.No 32, being the K.M.C. Premises No. 7/21, Durgaprasanna Paramhansha Road, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, Vide Assessee No. 211000400262 within P.S. formerly Sadar Tollygunge thereafter Jadavpur then patuli now Netajinagar, Sub Registry office Alipore, in the District of 24-parganas now south 24-parganas and particularly described in the Schedule -"A" herein below.
2. **PROPOSED BUILDING MEANS** : the proposed G+III storied building to be constructed upon the said property.
3. **FLAT/APARTMENT MEANS** : The unit of a self contained accommodation of the said building for any purpose having one or more rooms and kitchen, exclusive user of bath and privy as per plan with all modern amenities and facilities to use and enjoy the same exclusively and without any interruption from others, along with free access and right to egress and ingress to and from the main entrance and Public Road.
4. **CAR PARKING SPACE MEANS** : the open or covered space by the ground level of the building as shown in the plan for parking of





areas including side spaces and back spaces to be left open according to plan.

- ix) watchman's Room and toilet.
  - x) Lift and Lift Machine Room.
11. **OWNERS' ALLOCATION** : after completion of the said Building in all respects, the developer shall handover 1) Flat No.A-3, 3<sup>rd</sup> Floor, South-East side and 2) Flat No.B-3, 3<sup>rd</sup> Floor, North-West side along with Two Car Parking spaces on the ground floor of the proposed G+III storied building including undivided proportionate share of land of the premises as described in the Schedule 'B' herein below written together with common rights of the common parts portion and areas of the building and common amenities, facilities, rights and benefits of the said proposed building at as per Kolkata Municipal Corporation record at the K.M.C. Premises No. 7/21, Durgaprasanna Paramhansa Road, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, Vide Assessee No. 211000400262 within P.S. formerly Sadar Tollygunge thereafter Jadavpur then patuli now Netajinagar, Sub Registry office Alipore, in the District of South 24 Parganas including all the common area as per schedule with right of easement and the undivided proportionate share in the land more fully describe in the schedule herein below.
12. **TAX LIABILITIES**: the owner shall not be liable to pay the tax in respect of selling the flats and proportionate car parking spaces under developer's allocation and also the said property tax of K.M.C will be paid by the Developer with effect from the date of handing over the possession of the said property for promoting and developing to the Developer after agreement till delivery of owner's allocation.
13. **INSPECTION OF THE CONSTRUCTION**: the owner shall have the right and liberty to inspect the construction work of the project building. If any inferior quality of the building materials is detected by the owner, the same shall be replaced by the standard good quality by the developer, failing which the owner may take legal steps against the developer.



14. **CONFIRMING PARTY**: the developer shall be the confirming party in sale deed and agreement in respect of the flat under owner's allocation, if the same becomes necessary at the instance of the owner.

15. **DELIVERY OF THE XEROX COPY**: the developer shall deliver Xerox copy of the Regd.-sale deeds in respect of the developer's allocated flats and car parking spaces to the owner at the time of registration of the said deeds.

16. **RESERVED PORTION SHALL MEAN** : owner's allocation.

17. **DEVELOPER'S ALLOCATION** : The Developer is entitled to get 1) Flat No.A-1, 1<sup>st</sup> Floor, South-East side and 2) Flat No.B-1, 1<sup>st</sup> Floor, South-West side, and 3) Flat No.A-2, 2<sup>nd</sup> Floor, South-East side and 4) Flat No.B-2, 2<sup>nd</sup> Floor, South-West side along with Four Car Parking spaces on the ground floor of the proposed G+III storied building including undivided proportionate share of land of the premises as described in the Schedule 'C' herein below written together with common rights of the common parts portion and areas of the building and common amenities, facilities, rights and benefits of the said proposed building at as per Kolkata Municipal Corporation record at the K.M.C. Premises No. 7/21, Durgaprasanna Paramhansa Road, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, Vide Assessee No. 211000400262 within P.S. formerly Sadar Tollygunge thereafter Jadavpur then patuli now Netajinagar, Sub Registry office Alipore, in the District South 24 Parganas including all the common area as per schedule with right of easement and the undivided proportionate share in the land more fully describe in the schedule herein below.

a. **INTENDING BUYERS SHALL MEAN** : all the persons, who are interested to purchase any flat/ flats, and car parking spaces, from the Developer's allocation.

b. **UNAVOIDABLE CIRCUMSTANCE SHALL MEAN** : Natural calamities, earthquake, civil disorder, political unrest by which the construction work of the proposed building can be disturbed, stopped or suspended for a considerable time.



- c. **AREA OF A FLAT MEANS** : the built up area of a flat and also proportionate share of land and common rights as per measurement of plan.

## **ARTICLE-II**

### **DEVELOPER'S OBLIGATIONS :**

That it is agreed by and between the parties herein that the Developer shall be entitled to construct the proposed building upon the said property by its own fund and resources or by any other funds procured by taking advance from the intending buyers, who are willing to purchase on the Developer's allocation excluding the Owner's allocation flat/flats in the said building, provided the Developer fulfill the following obligations towards the land owner.

- a) That the Developer will construct the proposed building upon the said property as per the building plan drawn by the Owner/Developer herein. The name of the building will be "\_\_\_\_\_".
- b) That the Developer shall have to maintain the proper sizes/specification as per building plan and also as per advice of the Architect and owners allocation given in Schedule - "B" below.
- c) That the Developer shall have to appoint a professional civil Engineer or, L.B.S. or firm as Architect to supervise the construction of the building/buildings at his own cost and expenses.
- d) That the entire cost and expenses for the construction of the building including the cost of building plan will be borne by the Developer and the Developer shall have no claim or demand in any part of the said expenses from the land owner.
- e) That after completion of the said building the Developer shall have to deliver 1) Flat No.A-3, 3<sup>rd</sup> Floor, South-East side and 2) Flat No.B-3, 3<sup>rd</sup> Floor, North-West side along with Two Car Parking spaces on the ground floor of the proposed G+III storied building including undivided proportionate share of land of the premises being the owner's allocation which are more fully and particularly described in the Schedule - "B" herein below and to get the right to sell the rest self contained complete flats of the proposed G+III storied building i.e. 1) Flat No.A-1, 1<sup>st</sup> Floor, South-East side and 2) Flat No.B-1, 1<sup>st</sup>



floor, South-West side, and 3) Flat No.A-2, 2<sup>nd</sup> Floor, South-East side and 4) Flat No.A-2, 2<sup>nd</sup> Floor, South-West side along with Four Car Parking spaces on the ground floor of the proposed G+III storied building to be used for residential purpose together with common rights of the proportionate share of land, to get the benefit and profit thereof. The land owner shall not have to bear any expenses or have to pay any consideration for this development project and for getting the said flats of the construction area with proportionate share of common areas more fully described in the Schedule - "B" below.

f) That 1) Flat No.A-3, 3<sup>rd</sup> Floor, South-East side and 2) Flat No.B-3, 3<sup>rd</sup> Floor, North-West side along with Two Car Parking spaces on the ground floor of the proposed G+III storied building mentioned in the Schedule "B" herein below will be delivered by the developer to the land owner in finished, ready and in habitable condition in all respects & with all modern amenities and fittings as mentioned in the Schedule - "D" herein below before delivery of any flats or constructed parts of the Developer's allocation to any other person.

g) That the delivery of possession of 1) Flat No.A-3, 3<sup>rd</sup> Floor, South-East side and 2) Flat No.B-3, 3<sup>rd</sup> Floor, North-West side along with Two Car Parking spaces on the ground floor of the proposed G+III storied building in favour of the land owner will be made by the developer within the next 24 months from the date of giving vacant possession of the said property provided the construction work is not affected or hampered by unavoidable circumstances.

h) That the Developer shall have no right or shall not be entitled to sell, transfer, and/or encumber in any manner the said reserved portion of the land owners more fully described in the Schedule - "B" herein below.

i) That the Developer shall act as an independent contractor in constructing the building and undertake to keep the land owners indemnified from time to time against all 3<sup>rd</sup> party claims including any Government, Quasi Govt., Local authorities, Municipalities, Electric supply, Telephone etc. and actions arising out of any act of commission or accident



such as loss of life/lives of laborers, mistress and allied natures or things in or relating to the construction of the building/ Development of the property.

j) That the Developer shall be responsible to fulfill all the above mentioned obligations towards the land owners, failing which the land owners shall have every option to claim damages and/or cancel, rescind, the present agreement. That the Developer agrees to the following which the owners have also agreed.

k) At any rate the construction of the building will be completed and owners' allocation will be delivered within 24 months from the date of giving vacant possession of the said property.

l) That the Developer shall install separate electric meter in the names of the Owner and / or her nominee at the proposed building for the flats to be held by the Owner by the Supervisor of the Developer. The meter installation charges and security deposit if any for the same will be borne by the Land Owner.

m) That the owner shall not be liable or responsible with regard to the nature of construction of the proposed building and for any financial transaction with the Third Parties.

### **ARTICLE - III**

#### **RIGHTS AND PRIVILEGES OF THE DEVELOPER :**

a. That save and except those portion which shall be kept reserved for the Land Owner, the Developer shall be entitled to sell and/or transfer rest self contained complete flats, i.e. 1) Flat No.A-1, 1<sup>st</sup> Floor, South-East side and 2) Flat No.B-1, 1<sup>st</sup> Floor, South-West side, and 3) Flat No.A-2, 2<sup>nd</sup> Floor, South-East side and 4) Flat No.B-2, 2<sup>nd</sup> Floor, South-West side along with Four Car Parking spaces on the ground floor of the proposed G+III storied building to be used for residential purpose together with common rights of the proportionate share of common areas of the said building to any intending buyer/ buyers in such a price and in such terms and conditions as determined by the Developer.

b. That the Developer shall be entitled to receive the entire consideration money from such above mentioned intending buyers against issuing proper receipt thereof.



c. That the Land owner shall have no right and/or liberty to interfere in those transactions made between the Developer and such intending buyer/buyers in any manner whatsoever and further the landowners shall not be entitled to claim the profit of the said Venture or part thereof.

d. That the Developer Shall have every right to disclaim and/or relinquish any claim from the intending buyer and/or shall be entitled to settle any matter with any intending buyer in respect of payment or consideration or in any issue, in any term as the Developer may think fit and proper.

e. That the Developer shall be entitled to execute all or any sort of Agreement with any intending flats & car parking space or spaces buyer/buyers except the owner's allocation, and shall be entitled to execute all or any type of Deed of Transfer in favour of the intending buyer in respect of the flats & car parking space or spaces of the building only relating to Developer's allocation after handing over the possession of the reserved portion to the Owner and further shall be entitled to be present before the Registration Office or Offices for the registration of all those Deeds and Documents of transfer in favour of all intending buyers on behalf of itself and also on behalf of land owner and for that purpose the land owner will execute a Registered Power of Attorney in favour of the Developer to do all such acts and deeds required for the proposed construction and registration of the Deed of Transfer against the un-demarcated impartible proportionate share of the land under Schedule - "A" property in favour of the flat buyers and the land owners will ratify in favour of the flats & car parking space or spaces buyers and the land owner will ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers and having payment or consideration of such or those being received by or paid to the developer.

f. That during the period of construction of the proposed building the Developer shall be in absolute possession for promoting and developing the said property and the land owner shall not be entitled to disturb such possession of the developer in any manner whatsoever.



g. That if any error or omission is transpired in this joint development agreement in future, the Owner shall at the cost and request of the Developer do and execute and caused to be done and executed any supplementary Deed or Deed of Rectification/ Declaration in favour of the Developer.

#### **ARTICLE-IV**

##### **LAND OWNERS OBLIGATIONS AND PRIVILEGES :**

- a) That the land owner do hereby declare that she have absolute right, title and interest upon the said landed property and do hereby further declare that the said property more fully described in the Schedule - "A" below is free from all encumbrances, disputes, litigations and in the mean time she has not received any notice and notices to the effect that the said land is affected by any Scheme of the Government of West Bengal or of the Calcutta Improvement Trust or of Kolkata Metropolitan Development Authority or of Kolkata Municipal Corporation and/or any other statutory body at the time of signing of this Agreement. So, being satisfied about the marketable title of the said property and that the same is free from all encumbrances, the Developer herein has entered into this Agreement.
- b) That the land owner shall hand over the original deeds and documents regarding the title of the land deeds, other papers and documents against proper receipts from the Developer at the time of execution and registration of joint venture agreement whenever necessary for construction, and sell of Developers allocation.
- c) That the land owner shall not be entitled in any way to interfere with the management of the construction of the proposed building and in the matter of transfer of the flats of the building of developer allocation to the intending buyer, but shall have absolute right & authorities to inspect the Main structural part of the building as well as the construction of Owner's portion from time to time and also get it checked by any Engineer or specialized person and any defect or deviation would be removed by the Second Party/ Developer, on attention being drawn to that respect by the owner and also be it

mentioned that if any deviation or alteration made by the developer because of on the request of the owner in that case the owner herein shall be fully responsible for that and completion certificate shall not be issued by the competent authority.

- d) That for smooth functioning of the Development work and for the purpose of construction of the proposed building, the land owner will execute a Registered power of Attorney at the cost of the developer in favour of the Developer empowering administrator in office to do all acts and deeds, required for the construction of the proposed building and to sell, transfer any flats of the building to any intending buyers, only relating to developer's allocation and further to execute and register the Deed of Transfer in respect of the flats and car parking spaces along with proportionate share of land in favour of the flats & car parking space or spaces buyers.
- e) That in the event, if a co-operative society and/or Association be formed, the land-owner shall become the member of the said Association as the case may be and shall be liable to pay and bear proportionate maintenance charges, as well as service tax and Municipal taxes in respect of their allocation and for maintenance of the common areas, facilities etc. . .
- f) The Landowner shall have the right to sell, transfer, flat/ flats in the said Reserved Portion more fully described in the Schedule - "B" herein below to any Third Party at her own discretion.

#### **ARTICLE-V**

#### **CANCELLATION AND ARBITRATION :**

- a. All communication in the form of letter, notice, correspondence from / to either of the parties will be made to the address written in the 2nd pages of this present and will be communicated by postal services or personal peon services and letter, notice served upon either of the parties by other after vacating the house at the changed house address.



- b. The court within District 24-Parganas (South) shall have the jurisdiction to entertain and try all actions, suits and proceedings arising out of this Agreement.
- c. Both the parties do hereby undertake to co-operate with each other in all respect to materialize the said development project within the stipulated time of 24 months from the date of sanction of the building plan.

**SCHEDULE - "A"**  
**(Description of the entire land)**

**ALL THAT** piece or parcel of Land measuring about 3 Cottahs 5 Chittaks 15 Sq. Ft. be the same or a little more or less being Scheme Plot No.21 framed out of C.S. Plot No.300, Khatian No.262, Mouza Naktala, J.L.No 32, being the K.M.C. Premises No. 7/21, Durgaprasanna Paramhansha Road, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, Vide Assessee No. 211000400262 within P.S. formerly Sadar Tollygunge thereafter Jadavpur then patuli now Netajinagar, Sub Registry office Alipore, in the District of South 24 Parganas, Being butted and bounded by :-

**ON THE NORTH** : By Plot No.22 now Premises No.7/22, D.P.P Road and Premises No.7/22A, D.P.P Road.

**ON THE EAST** : By Plot No.20 now Premises No.7/20, D.P.P Road.

**ON THE SOUTH** : By 20 Feet Wide Road.

**ON THE WEST** : By 20 Feet Wide Road.

**SCHEDULE - "B"**  
**(Reserved Portion/Owner's Allocation )**

Details of owners' allocation: after completion of the said Building in all respects, the Developer shall handover 1)Flat No.A-3, 3<sup>rd</sup> Floor, South-East side and 2)Flat No.B-3, 3<sup>rd</sup> Floor, North-West side along with Two Car Parking spaces on the ground floor of the proposed G+III storied building including undivided proportionate share of land of the premises as described in the Schedule 'B' herein below written together with common rights of the common parts portion and areas of the building and common amenities, rights and benefits of the said proposed building as per Kolkata Municipal Corporation record being the K.M.C. Premises No. 7/21.



Durgaprasanna Paramhansha Road, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, Vide Assessee No. 211000400262 within P.S. formerly Sadar Tollygunge thereafter Jadavpur then patuli now Netajinagar, Sub Registry office Alipore, in the District of South 24 Parganas, including all the common area as per schedule with right of easement and the undivided proportionate share in the land.

**SCHEDULE - "C"**

**(Developer's Allocation)**

Details of Developer's allocation: The Developer shall get 1) Flat No.A-1, 1<sup>st</sup> Floor, South-East side and 2) Flat No.B-1, 1<sup>st</sup> Floor, South-West side, and 3) Flat No.A-2, 2<sup>nd</sup> Floor, South-East side and 4) Flat No.B-2, 2<sup>nd</sup> Floor, South-West side along with Four Car Parking spaces on the ground floor of the proposed G+III storied building including undivided proportionate share of land of the premises as described in the Schedule 'A' herein above written together with common rights of the common parts portion and areas of the building and common amenities, facilities, rights and benefits of the said proposed building at as per Kolkata Municipal Corporation record being the K.M.C. Premises No. 7/21, Durgaprasanna Paramhansha Road, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, Vide Assessee No. 211000400262 within P.S. formerly Sadar Tollygunge thereafter Jadavpur then patuli now Netajinagar, Sub Registry office Alipore, in the District of South 24 Parganas, including all the common area as per schedule with right of easement and the undivided proportionate share in the land.

**SCHEDULE - "D"**

**( Specification of Construction and Amenities )**

STRUCTURE	R.C.C.Structure with beams, columns and slabs.
WALLS	Internal of 3" thickness of No. 1 new bricks and walls should be netted. External Walls of 8" thickness of No. 1 new bricks with plaster of finish.
TREATMENT	Anti - Termite treatment to be provide at Foundation & Plinth level. Roof Treatment should be done before handover of the all flats.



FLOORING WITH SKIRTING	<p>Bed Rooms (2 Nos.), Hall / Drawing &amp; Dining and Veranda : Marble - Good quality (Big Slab)</p> <p>Kitchen : Marble. Kit floor with door sill, Washing place down from kit floor (Big Slab).</p> <p>Toilet &amp; WC : Marble/Tiles (Big Slab).</p> <p>Staircase &amp; Landing : Marble (Big Slab). Stairs steel-railing with wooden handrail.</p>
DOORS	<p>All Door frames will be made of Sal wood 4" X 2 1/2". Inner surface of the frame should be painted.</p> <p>Entrance main door will be made of Teak Wood Panel type with Godrej Lock, Door Stopper, Sand Block &amp; all fittings. Polish should be done. Collapsible gate should be fix in front of all main doors.</p> <p>Others Doors - Flush Doors ISI make hot press phenol bond flush door, 32 mm in thickness (Make: ISI) with Godrej lock, Door Stopper &amp; all fittings.</p> <p>Toilet &amp; W.C. Doors should be Flush Door with PVC Sheet.</p>
DOOR FITTINGS	Steel type. Chromium Plated Door Ring, Tower bolt (10") & Door Hinge.
WINDOWS WITH M.S. GRILL	<p>Aluminium sliding windows with M.S.Grill.</p> <p>All metal surfaces (grill/panel) covered with 2 coat primer and 2 coat Colour good quality make.</p>
ELECTRICALS / CABLE / TELEPHONE	<p>Concealed copper wiring will be done by fire proof wire with proper specifications (Make: Havels) and Switches of Tray / Anchor. Main switches should be Havels Make.</p> <p>Each apartment will be provided with Safety equipment i.e. M.C.B. (Make: Havels) must be provide for all points.</p> <p>Entrance Calling Bell for each apartment (From Ground &amp; Main Entrance).</p> <p>Adequate Lighting at Staircase, Parking space, Terrace and Boundary wall. Electrical arrangement to be provided in the Pump Room.</p> <p>Maximum safety measures and checks will be provided. Materials used, including switches will conform to ISI standards.</p>
SANITARY AND CONCEALED PLUMBING	<p>Kitchen : Black Granite top Cooking platform over Black Stone with Stainless steel sink(20" x 16") having with Chromium-plated Bib Cock (1 no.). Below platform 2 tire shelves by Black Stone should be provide including Two gas cylinder space. One whole should be provided for Cooking Gas pipe line. (Bib Cock Make - Parryware)</p> <p>Glazed / Ceramic tiles up to 6' 6" height from floor. (Tiles Make - Kazaria)</p>



	<p>1 no C.P. Bib Cock below sink provided for washing utensils. (Bib Cock Make - Parryware)</p> <p>Total Kitchen Water Point : 2 Nos ( Which is above mentioned)</p> <p>Toilet : Glazed ceramic tiles up-to door height (6 feet) on wall. (Tiles Make - Kazaria)</p> <p>Complete set Commode (Make - Parryware)</p> <p>Wash Basin (White) with fittings of Parryware make 2nos with C.P. Pillar Cock (Make - Parryware). (Wash Basin may fix outside of the Toilet).</p> <p>Total Toilet Water Point : Wash Basin -2, Tap-4, Mixture -1 for concealed bath line with C.P. Bib Cock ( Which is above mentioned)</p> <p>W.C. : Glazed ceramic tiles up-to door height (6 feet) on wall. (Tiles Make - Kazaria)</p> <p>Complete set (with seat cover) of Commodes / Western style - 1no. (White) with 1no. C.P. Pillar Cock. (Make - Parryware).</p> <p>Concealed shower lines with C.P. Bib Cock (Make - Parryware).</p> <p>Total W.C. Water Point : 2 Nos ( Which is above mentioned)</p> <p>Roof and Garage : Water Point : 2 nos each.</p> <p>External plumbing line : Finolex / Supreme / Oriplast make.</p> <p>All sanitary ware and fittings will conform to ISI standards. Adequate care will be taken to deliver quality materials and workmanship.</p>
WATER SUPPLY	<p>Overhead R.C.C/Brick/P.V.C. reservoir and Underground reservoir with KMC water line to be provided.</p> <p>Electric Pump and Motor with Starter to be installed by Developer at ground level within a suitable place for lifting water to overhead reservoir. (Pump Make - Hixson &amp; Motor Make - Compton).</p>
PAINTING	<p>External Finish : All external walls covered with 2/3 coats WEATHERCOAT of Good Brand / BERGER. Total Staircase area should be done with PoP. Garage area paint by WEATHERCOAT.</p> <p>Weather proof paint and other decorative finish as per Architect Scheme.</p> <p>Internal Finish : All covered area i.e. Bed, Liv &amp; Din, Kitchen, Toilet &amp; WC should be done by Plaster of Paris (P.O.P.).</p>
STAIRCASE	<p>Developer shall provide a steel collapsible gate at the entrance of the staircase room at the ground floor level.</p>



VERANDA	Half Covered Grill for both Verandas.
FACILITY	Watchman room.
	Letter Box for individuals. Concealed Cable TV and Telephone line.

**ELECTRIC POINTS :**

Bed Rooms each	5 Points
Bed Rooms each - 5 Amp	2 Points
Kitchen	4 Points
Kitchen - 5 Amp & 15 Amp	1 Point each
Toilets	3 Points each
Verandah	2 Points
Verandah - 5 Amp	1 Point
Drawing / Dining	5 Points
Drawing / Dining 5 Amp & 15 Amp	3 Points and 1 Point
Power Points(15 Amps.)	3 Points
A.C. Point( each bed room)	1 Point

**PAINTING :** All Door front side Tick Polishes.

**WATER SUPPLY:** Municipal Water supply from common overhead Reservoir.

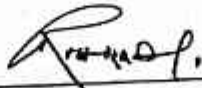
**ELECTRIC SUPPLY :** The security deposit with CESC and cost of obtaining Electric connections / installation will be on account of the Owner.

WITNESS WHEREOF the parties hereto have hereunto set and  
scribed their respective hands on the day, month and year first above  
tten:-

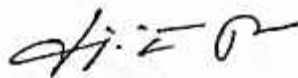
SIGNED, SEALED AND DELIVERED  
the owner at Kolkata in the  
presence of :-

Kamal Bhattacharya  
Late. Rajoy Kr. Bhattacharya  
43, Ramgach.  
Kolkata - 700047.

2. Hena Kawshar  
No Nesar Ahmed Khan  
Atipone Police Court  
Kolkata - 700027



SIGNATURE OF THE OWNER



SIGNATURE OF THE DEVELOPER

For documents and instructions  
table drafted by :-












Rajat Das  
Advocate  
WB/429/2007  
Atipone Police Court  
Kolkata - 700027



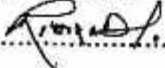
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	right hand					












Name .....

Signature .....

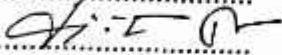
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	right hand					



Name RITTIKA DEY

Signature 

		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name SURAJITA JANA

Signature 

		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name RAJAT DAS

Signature 



### Major Information of the Deed

Deed No :	I-1603-04664/2023	Date of Registration	10/04/2023
Query No / Year	1603-2000842041/2023	Office where deed is registered	
Query Date	30/03/2023 11:04:50 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address, Other Details	RAJAT DAS ALIPORE POLICE COURT, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830013215, Status :Advocate		
Transaction	Additional Transaction		
0110] Sale, Development Agreement or Construction Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 71,25,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Durga Prasanna Paramhansa Road, , Premises No: 7/21, , Ward No: 100 JI No: 32, Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 5 Chatak 15 Sq Ft	1/-	71,25,000/-	Width of Approach Road 20 Ft.,
<b>Grand Total :</b>				<b>5.5Dec</b>	<b>1/-</b>	<b>71,25,000 /-</b>	

#### Land Lord Details :

Sl No	Name Address, Photo, Finger print and Signature
1	<b>Miss RITTIKA DEY</b> Daughter of Mr RAJIB DEY 40 SOUTH ROYNAGAR, BANSDRONI, City:- Not Specified, P.O:- BANSDRONI, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Cate: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CJxxxxx1Q, Aadhaar No: 62xxxxxxx1901, Status :Individual, Executed by: Self, Date of Execution: 07/04/2023 , Admitted by: Self, Date of Admission: 07/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution 07/04/2023 , Admitted by: Self, Date of Admission: 07/04/2023 ,Place : Pvt. Residence



Operator Details :

Name,Address,Photo,Finger print and Signature

**SRIJAN CONSTRUCTION**

348/52 N.S.C.BOSE ROAD, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AExxxxxx6L, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Miss SURANJITA JANA (Presentant )**

Daughter of Mr SISIR KUMAR JANA 1/83 NAKTALA, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx6L, Aadhaar No: 46xxxxxxxx0426, Status :Individual, Executed by: Self, Date of Execution: 07/04/2023

Admitted by: Self, Date of Admission: 07/04/2023 ,Place : Pvt. Residence

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Miss SURANJITA JANA</b>                      Daughter of Mr SISIR KUMAR JANA 1/83 NAKTALA, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6L, Aadhaar No: 46xxxxxxxx0426 Status : Representative, Representative of : SRIJAN CONSTRUCTION</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p><b>Mr RAJAT DAS</b>                      Son of Late SWAPAN KUMAR DAS                      ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>			
Identifier Of Miss RITTIKA DEY, Miss SURANJITA JANA, Miss SURANJITA JANA			

Transfer of property for E1

Sl.No	From	To. with area (Name-Area)
1	Miss RITTIKA DEY	SRIJAN CONSTRUCTION-2.75 Dec, Miss SURANJITA JANA-2.75 Dec

SRIJAN CONSTRUCTION

*H. E.*  
Proprietor



Endorsement of Deed Number 11-160304664/2023

04-2023

Certificate of Market Value(WB PUVI rules of 2001)

That the market value of this property which is the subject matter of the deed has been assessed at Rs 2000000/-



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

On 07-04-2023

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

Presented for registration at 15:20 hrs on 07-04-2023, at the Private residence by Miss SURANJITA JANA, one of the Claimants.

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

Execution is admitted on 07/04/2023 by 1. Miss RITTIKA DEY, Daughter of Mr RAJIB DEY, 40 SOUTH ROYNAGAR, BANSDRONI, P.O: BANSDRONI, Thana: Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Miss SURANJITA JANA, Daughter of Mr SISIR KUMAR JANA, 1/83 NAKTALA, P.O: NAKTALA, Thana: Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Identified by Mr RAJAT DAS, . . Son of Late SWAPAN KUMAR DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-04-2023 by Miss SURANJITA JANA,

Identified by Mr RAJAT DAS, . . Son of Late SWAPAN KUMAR DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

On 10-04-2023

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

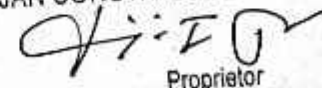
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- , H = Rs 21.00/- M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/04/2023 6:54PM with Govt. Ref. No: 192023240008659008 on 06-04-2023, Amount Rs: 53, Bar, SBI EPay ( SBIEPay). Ref. No: 3735339063332 on 06-04-2023, Head of Account 0030-03-104-001-16

SRIJAN CONSTRUCTION



Proprietor





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 140890 to 140918  
being No 160304664 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.04.11 13:54:22 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/04/11 01:54:22 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

# SRIJAN CONSTRUCTION

348/52 N S C Bose Road, Kolkata-700047

E-Mail – srijancons2024@gmail.com

MOB NO : 9830882502

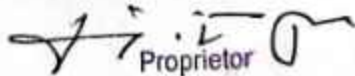
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## TO WHOM IT MAY CONCERN

The Land on which Project “**SRIJAN** ” situated at premises no-7/21 D.P.P. Road, P.O. Naktala, P.S. Netaji Nagar, Word No-100, Under Kolkata Municipal Corporation, Kolkata-700047, In The State of West Bengal, **is not owned** by the promoter. The land Title Deed along with Joint Development Agreement is attached for reference

For SRIJAN CONSTRUCTION

SRIJAN CONSTRUCTION

  
Proprietor

PROPRIETOR

