

16/2021

I-67/2021



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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

S 768623

7.1.2021
 14:00 H.
 2021/8005/15/2020

Adcl. Dist Sub-Registrar
 Alipore, South 24 Parganas
 7 JAN 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 7th day of January, 2021 **BETWEEN (1) SMT MAHUA BANERJEE**, having her PAN NO: AJEPB 8162 H, AADHAR : 3230 4748 0957 AND MOBILE No: 7003581852, daughter of Late Samar Chakraborty and wife of Sri Amit Kumar Bandhyopadhya, by Faith—Hindu, by Nationality – Indian, by Occupation- Home Maker, residing at A2/10, SAMADRITA, EKTP PHASE -3 E.K.T.S.O., P.O. – EAST KOLKATA TOWNSHIP PROJECT

*Mahua Banerjee
 Soumi Gangopadhyay*

1642

4 JAN 2021

No.....Rs-1000/- Date.....

Name:.....S. Majumdar.

Address:.....

Vender:.....Subhankar Das

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Advocate

Alipur Judge's Court

Kolkata - 27

1642 = 1000/-



Sukanta Majumdar
Advocate
Alipore Judge's Court
KOL-27
s/o. Late S. Majumdar

Addl. Dist. Sub-Registrar
Alipore
- 7 JAN 2021
South 24 Parganas
Kolkata-700027

Plaque Banijal

, P.S.- KASBA, KOLKATA - 700107, and (2) **SMT SOUMI GANGOPADHYAY**,
 having PAN NO: AYLPG5609A, AADHAR : 4708 04034504 AND MOBILE :
 9339772188, Daughter of Late Samarendra Chakraborty and Wife of Sri Rajrana
 Gangopadhya, by Faith—Hindu, by Nationality- Indian, by Occupation- home
 Maker, residing at 1/1 R.C. Nandi Path, B.T. road P.O.- Khardah, P.S.-
 Khardah, PIN: 700117, here in after jointly called & referred to as **LAND**
OWNERS/ FIRST PARTY (which expression shall unless excluded by or
 repugnant to the context be deemed to mean and include their heirs, executors,
 administrators legal representatives and assigns) of the **ONE PART**.

Soumi Gangopadhyay

AND

M/S S. CONSTRUCTION a proprietorship firm having its office at A/65/1,
 Bapuji Nagar, P.O.-Regent Estate, P. S.- Jadavpur, Kolkata- 700092,
 represented by its Proprietor **SRI SONA MOHANTA**, Pan-AKGPM9619M, Aadhar
 No. 889576646005, Son of Arun Kumar Mohanta, by faith Hindu, by occupation
 Business, presently residing at P/8, Regent Estate, P.O.-Regent Estate, P. S.-
 Jadavpur, Kolkata- 700092, herein after referred to as the **DEVELOPER /**
SECOND PARTY (which expression shall unless excluded by or repugnant to
 the context be deemed to mean and include his heirs, executors, administrators
 legal representatives and assigns) of the **SECOND PART**.

WHEREAS after partition of India one Smt Atasi Chakraborty since deceased,
 wife of Late Samar Chakraborty, came down to the state of West Bengal along
 with her other family members from the former East Pakistan (presently known
 as Bangladesh) and occupied the property written hereunder and started to
 staying therein permanently after constructing the necessary structure or
 structures thereon.

3

AND WHEREAS the Government of West Bengal so as to solve the rehabilitation problem of the vast number of refugees hailed from the then East Pakistan, have and acquired landed properties from different Mouzas, similarly for the aforesaid reason the Government of West Bengal to rehabilitates Smt Atasi Chakraborty since deceased along with other refugees too had acquired some portion of land of Mouza- Naktala within the then Jadavpur Police Station.

AND WHEREAS the Government of West Bengal after acquiring the said lands for the rehabilitation purpose of the refugees had formed a department named in the style of 'THE REFUGEES RELIEF & REHABILITATION DEPARTMENT' and handed over all the acquired landed properties meant for the said rehabilitation purpose of the said refugees to the said 'THE REFUGEES RELIEF & REHABILITATION DEPARTMENT'.

AND WHEREAS 'THE R.R. & R. D' allotted the E.P. No.-92, S.P. No.-284, C.S. Plot No. 374(P), 1177(P), 1175(P) & 1176(P), Mouza- Naktala, J. L. No-32 & 33 in favor of Smt Atasi Chakraborty and thus 'THE R.R. & R. Department for and behalf of the Government of West Bengal regularized the name of Smt Atasi Chakraborty since deceased as the OWNERS and/or occupier of the E.P. No.-92, S.P. No.-284, C.S. Plot No. 374(P), 1177(P), 1175(P) & 1176(P), Mouza- Naktala, J. L. No-32 & 33 , measuring 4(Four) Cottahs 1 (One) Chattak more or less.

AND WHEREAS the Governor of the state of West Bengal donated and/or gifted the said landed property to Smt Atasi Chakraborty since deceased. The said deed of gift was registered at the office of the Additional District Registrar at Alipore, South 24 Parganas on the 9th day of March, 1991 and the same was recorded therein Book No. 1, Volume No.-4, Pages No. 233 to 236, Being No. 284 for the year 1991. ALL THAT PIECE AND PARCEL of land measuring 4(Four)

Cottahs 1 (One) Chattak more or less of homestead land in E.P. No.-92, S.P. No.-284, C.S. Plot No. 374(P), 1177(P), 1175(P) & 1176(P), Mouza- Naktala, J. L. No-32 & 33, in P.S.-the then Jadavpur in the District of South 24 Parganas, Sub Registration office Alipore, with in the Kolkata Municipal Corporation Ward No.-100, together with all ways paths passages, easement, privileges, appendages and appurtenances whatsoever with all easements thereto and therein TO HAVE AND TO HOLD the said land hereditaments and premises hereby given granted and transferred unto and to the use of the said **SMT ATASI CHAKRABORTY** since deceased therein forever subject to the condition that the said **SMT ATASI CHAKRABORTY** since deceased shall have no right to alienate or transfer in any way the said plot of land within a period of ten years from the date of gift as aforesaid without obtaining prior permission of the Government of West Bengal hereinafter referred to as the 'Principal Deed'.

AND WHEREAS by virtue of the said Deed of Gift, **SMT ATASI CHAKRABORTY** since deceased became the absolute OWNER of the said land measuring more or less 4(Four) Cottahs 1 (One) Chattak hereinafter referred to as "**SAID PROPERTY**" and well sufficiently entitled to having all right title, interest at all material times was in possession of the **SAID PROPERTY** (described in the SCHEDULE-A).

AND WHEREAS the said Smt Atasi Chakraborty since deceased created a Structure thereon on the said land measuring 4(Four) Cottahs 1 (One) Chattak more or less of homestead land in E.P. No.-92, S.P. No.-284, C.S. Plot No. 374(P), 1177(P), 1175(P) & 1176(P), Mouza- Naktala, J. L. No-32 & 33, in P.S.-Previously Jadavpur Now Netaji Nagar, in the District of South 24 Parganas, Sub Registration office Alipore, with in the Kolkata Municipal Corporation Ward

No.-100 and was enjoying the **SAID PROPERTY** (described in the SCHEDULE-A) without any interruption from any person or persons free from all encumbrances.

AND WHEREAS SMT ATASI CHAKRABORTY since deceased applied before the Kolkata Municipal Corporation for mutating her name in the record of the Kolkata Municipal Corporation in respect of the said landed property. The Kolkata Municipal Corporation Assessment Department issued a Mutation Certificate in favour of **SMT ATASI CHAKRABORTY** since deceased and since the said property was mutated in her name in the Kolkata Municipal Corporation Assessment Register being Assessee No.- 21-100-08-1887-6, and the said landed property was/is known and numbered as the KMC Premises No.-87/12/183D, Raja S. C. Mullick Road, P.O.-Naktala, Police Station Previously Jadavpur Now Netaji Nagar, Kolkata - 700047, Postal Address- D/34, Ramgarh, P.O.-Naktala, Police Station Previously Jadavpur Now Netaji Nagar, Kolkata-700047, and thereafter paying rates and taxes to the Kolkata Municipal Corporation regularly.

AND WHEREAS SMT ATASI CHAKRABORTY who was a Hindu, governed by the Bengal school of Hindu Law, died intestate on 26th day of August, 2019, leaving behind her two married daughters namely **SMT MAHUA BANERJEE** & **SMT SOUMI GANGOPADHYAY** as her only legal heir and successor and no other person or persons as his legal heir and successor and her husband Sri Samar Chakraborty predeceased her on 24/03/2018.

AND WHEREAS the aforesaid **SMT MAHUA BANERJEE** & **SMT SOUMI GANGOPADHYAY** jointly became entitled to the said landed property by right of

inheritance absolutely and forever and became the absolute joint OWNERS of the said landed property.

AND WHEREAS the aforesaid **SMT MAHUA BANERJEE & SMT SOUMI GANGOPADHYAY** well sufficiently entitled to having all right title, interest at all material times were in possession of the said property & enjoying the property jointly without any interference from the others and became the absolute joint OWNERS of ALL THAT piece and parcel of land measuring 4(Four) Cottahs 1 (One) Chattak more or less along with residential building standing thereon comprised in E.P. No.-92, S.P. No.-284, C.S. Plot No. 374(P), 1177(P), 1175(P) & 1176(P), Mouza- Naktala, J. L. No-32 & 33, in P.S.- Previously Jadavpur Now Netaji Nagar, in the District of South 24 Parganas, being known as KMC Premises No.- 87/12/183D, Raja S. C. Mullick Road, P.O.-Naktala, Police Station Previously Jadavpur Now Netaji Nagar, Kolkata - 700047, Postal Address- D/34, Ramgarh, P.O.-Naktala, Police Station Previously Jadavpur Now Netaji Nagar, Kolkata-700047, and well sufficiently entitled to having all right title, interest at all material times are in possession of the said land.

AND WHEREAS the existing building is very old and in dilapidated condition and as such to avoid untoward incident the said OWNERS of the First Part intend to construct a new building thereon demolishing the existing old structure for the beneficial and inhabitable conditions therein or in portion thereof.

AND WHEREAS the said OWNERS have decided to construct a pucca building containing several independent flats and Spaces on 4(Four) Cottahs 1 (One) Chattak more or less of land after demolishing the existing structure but due to paucity of fund and having no such experience and workmanship and lack of

experience of construction work the OWNERS decided to place the responsibility for development of the said property to a competent persons or persons and were looking for a DEVELOPER who/they can construct such building on the said 4(Four) Cottahs 1 (One) Chattak of land at the costs and expenses of himself/herself/themselves or out of the funds to be procured by him/her/them from the intending buyer or others on certain terms and conditions.

AND WHEREAS knowing from a reliable sources the intention of the OWNERS, **M/S S. CONSTRUCTION** a proprietorship firm having its office at A/65/1, Bapuji Nagar, P.O.-Regent Estate, P. S.- Jadavpur, Kolkata- 700047, represented by its Proprietor **SRI SONA MOHANTA** Son of Arun Kumar Mohanta, by faith Hindu, by occupation Business, presently residing at P/8, Regent Estate, P.O.-Regent Estate, P. S.- Jadavpur, Kolkata- 700047, herein after referred to as the **DEVELOPER / SECOND PARTY** of the other part herein have approached the OWNERS to develop the said property on the said 4(Four) Cottahs 1 (One) Chattak more or less of land by constructing G + THREE storied building on the aforesaid KMC Premises No.- 87/12/183D, Raja Subodh Chandra Mullick Road, P.O.- Regent Estate, P.S. -Jadavpur, Kolkata- 700047, Postal Address A/46, Bapujinagar, P.O.- Regent Estate, P.S. Jadavpur, Kolkata- 700047, after demolishing the existing structure standing thereon with at his own costs and expenses.

AND WHEREAS the OWNERS being satisfied on the representation of the developer herein and ultimately decided to engage or appoint the developer herein to complete the construction of the proposed building on the said 4(Four) Cottahs 1 (One) Chattak more or less of land.

AND WHEREAS both the OWNERS, the Party of the FIRST PART and the DEVELOPER, the Party of the SECOND PART herein have mutually agreed to enter into this agreement/covenant with each other on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH and it is agreed by and between the parties as follows:-

- 1) This Agreement shall commence and / or shall be deemed to have commenced on 7th day of January 2021 and shall remain in force till completion of the proposed building and completion of transfer of Developer's allocation.
- 2) The OWNERS herein having agreed to permit the DEVELOPER to build a G + THREE storied building on the said property as per Sanctioned Building Plan being approved by the Kolkata Municipal Corporation Plan.
- 3) That the Developer shall construct a G + THREE storied building consisting of several independent flats and Spaces to be constructed in or upon the aforesaid plot of land and shall include common areas and facilities intended for the enjoyment of all the flat OWNERSs as per sanctioned Plan.
- 4) After completion of the building the Developer shall deliver the OWNERS the 50% of the Constructed area of the Building in the following way-
 - I) First Floor East Side Flat.
 - II) Second Floor West side Flat.
 - III) Third Floor West side Flat.
 - IV) Three car parking Spaces in the Ground Floor, two on East Side of the Ground Floor & One car parking spaces on West side.

All the above herein above stated should be describe herein as "OWNERS'S ALLOCATION.

- 5) That the remaining 50% constructed areas of the G + THREE storied building to be constructed on the said plot of land as per Sanctioned Plan should be treated as Developer's allocation and the Developer shall be entitled of his portion of the building and have right to enter into agreement for sale, lease, transfer of the said portion/portions with the intending purchaser/purchasers at his own discretion without disturbing the OWNERSs' allocation.
- 6) The OWNERS have agreed to grant the exclusive right to the developer herein to Develop the **SAID PROPERTY** (described in the SCHEDULE-A) and simultaneously the Developer has agreed to construct and complete and finish the construction of the said proposed building at its own costs and expenses without having any contribution from the OWNERS for construction of the said building on the **SAID PROPERTY** (described in the SCHEDULE-A).
- 7) That the Building materials as would be available upon demolition of the exiting old building shall be the property of the Developer herein, who shall be entitled to sale those building materials and obtain the sale proceeds of such materials and the OWNERS shall not raise any objection to that or shall not have any claim whatsoever to such building materials or the sale proceeds. The developer shall bear the expenses for demolishing of the said structure.
- 8) That the Developer shall arrange to shift the OWNERS to a rented accommodation and agreed to pay one shifting charges of the OWNERS herein and the Developer herein agreed to pay a sum of Rs. 6000/- to

7,000/- P.M. for the said shifting and shifting rent will be paid by the developer up to the one month from the date of serving of the possession notice in respect of the OWNERS' Allocation.

- 9) That the developer shall complete and finish the construction of the building at its own costs and money to be received or obtained from time to time from the intending buyer or purchaser or purchasers of the dwelling flats and space of the Developers allocation & shall be at liberty with exclusive right and authority to negotiates and enter into Agreement for sale and transfer the flats and spaces of the Developers allocation of the said premises.
- 10) With the execution of this Agreement the OWNERS shall handover the Original copy of the Title Deed and all the other necessary papers relating to the said property to the Developer herein.
- 11) The OWNERS shall execute a registered Development Power of Attorney in favour of the Developer herein by which the Developer herein shall be entitled for enter into Agreement for sale in respect of the Developer's allocation.
- 12) The OWNERS hereby agrees to sign and execute the relevant documents as may be required form time to time to enable the Developer for obtaining the relevant necessary permission from the KMC such as building Plan, sewerage Plan, Drainage Plan e.t.c. and also to obtain all other relevant permissions and approvals as may be necessary or be required from time to time and in that event, the Developer being the constituted Attorney of the OWNERS, shall be entitled and it is hereby authorized to sign such Plan/Declaration/ Applications and / or other relevant documents being submitted to the K.M.C. Authority.

- 13) The Developer shall authorize in the name of the OWNERS in so far as it is necessary to apply for and obtain quotas, entitlements and other allocation for cement, steel, bricks and other building materials allocable to the OWNERS for the construction of the building and to similarly apply for and obtain temporary connections of water, electricity, power and permanent drainage and sewerage connection to the newly built up building and other inputs and facilities required for the construction or enjoyment of the building for which purpose the OWNERS shall execute a power of attorney in favour of the DEVELOPER and other authorities as shall be required by the DEVELOPER, for which the OWNERS shall not be liable in any manner whatsoever.
- 14) The entire construction of the proposed building to be put up in the said premises including the areas allocated for the OWNERS shall be borne by the Developer. Such costs shall include the costs of all services area, amenities, fittings, fixtures, all overheads regarding the construction including of drainage, water, sewerage & Electric Connection.
- 15) The Developer shall not be considered to be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure and the Force majeure shall and include flood, earth quake, tempest, strike, war, civil commotion, riot, storm and / or any other of further commotion which does not belong to the reasonable control of the Developer herein.

- 16) The Developer shall deliver the possession of the OWNERSs' allocation in complete habitable condition within a period of 24 months from the date of receiving of the Sanctioned building Plan from the KMC.
- 17) That the OWNERS shall handover the vacant possession of the said property which mentioned in the Schedule-A below to the Developer herein for construction of the building with the signing of this agreement subject to arrangement of shifting of the OWNERS as mentioned above.
- 18) The developer shall, on completion of the proposed building, put the OWNERS in undisputed possession of the OWNERS' allocation together with all rights in common to the common portions.
- 19) That the OWNERS shall in concurrences with the Developer execute and cause to be registered the necessary deed of conveyance or conveyances in favour of Developer's nominee or nominees at the requests of the Developer in the new building at the said premises.
- 20) The developer shall be exclusively entitled to the developer's allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the OWNERS and the OWNERS shall not, in any way, interfere with or disturb the quiet and peaceful possession of the developer's allocation.
- 21) The DEVELOPER shall be at liberty to negotiate for giving possession to any prospective person/persons in course of construction or after the construction together with undivided proportionate share of land on which the said proposed building shall be constructed only from the developer's allocated portion. The OWNERS shall at the request of the DEVELOPER execute and register the Deed of Conveyance or

Conveyances in respect of the proportionate share of the said land in favour of any person or persons or the nominee or nominees of the DEVELOPER. It is clearly agreed and declared by and between the parties herein that the DEVELOPER shall have full right to take part or to receive full consideration money from those person/persons who shall be the purchasers of the DEVELOPER'S allocation to be decided by the DEVELOPER.

- 22) It is however clarified that arrears of Municipal Taxes payable in respect of the said property up to the date of execution of this agreement shall be paid by the OWNERS and thereafter up to completion of the new building the same shall be borne by Developer.
- 23) During the subsistence of this Agreement, the OWNERS shall not in any manner whatsoever encumber the said property nor shall enter into any other Agreement or obligation of whatsoever nature with any other parts or portion.
- 24) After the completion of the said new building and delivery of OWNERS'S' allocation the Developer shall form an association of OWNERS / occupiers of the various flats & Spaces in the said new building with such rules and regulations as mutually agreed upon by the OWNERS and the Developer herein.
- 25) The OWNERS and the Developer have entered into this Agreement purely as a contract and nothing contained shall be deemed to contract or partnership between the OWNERS and the Developer or as a joint venture between the parties hereto in any manner shall the parties constitute as association or person.

- 26) It is understood that from time to time to facilitate the uninterrupted construction of the building by the DEVELOPER, various acts, deeds, matters and things not herein specified may be required to be done by the DEVELOPER for which the DEVELOPER may require the authority of the OWNERS herein and various applications and other documents may be required to be signed or made by the OWNERS relating to which specific provisions may not have been mentioned herein, the OWNERS hereby undertakes to do all such lawful acts, deeds, matters and things do not in any way infringe the rights of the OWNERS and or against the spirit of these presents.
- 27) As soon as the said proposed building shall be completed, the DEVELOPER shall give written information / notice / Letter to the OWNERS to take possession of their Allocation mentioned in the SCHEDULE 'B' hereunder written. Then after 30 days from the date of serving of such information / notice / Letter at all times thereafter the OWNERS shall be exclusively responsible for payment of all Municipal Taxes for their Allocation, which will be applicable after that time period.
- 28) Each and every flat & Space occupier/occupiers of the proposed building including the OWNERS shall enjoy proportionate land as well as all common facilities and right at a maintenance charge to be decided by the Association of the flat and space purchaser.
- 29) The LAND OWNERS shall not do any act/deed or things whereby the DEVELOPER may be prevented from construction and completion of the said building in time or prevented from selling assigning and/or disposing of any of the developer's allocation in the building.

- 30) That if the OWNERS wants to construct anything beyond the work schedule, it will be treated as "extra work" and shall be charged extra. However, it has also been settled that the OWNERS will intimate the type and volume of extra work to be done dully approved by the developer and the OWNERS shall inform the developer well in advance to facilitate the progress of work.
- 31) That after delivery of possession of the OWNERS' allocation the OWNERS shall mutate their names in the records of the KMC in respect of the said flat/flats & Spaces separately and shall regularly and punctually pay the maintenance charges in respect of the said flat/flats & Spaces.
- 32) The terms, conditions and stipulations of this presents shall also be applicable and shall remain in force upon the legal heirs and/or successor-in-interest of both the parties hereto.
- 33) On and from the date of service of notice of taking possession to the Developer of their allocation, the OWNERS shall also be responsible to pay and bear and shall forthwith pay on demand to the Association of the flat OWNERS to be formed by the flat OWNERS the proportionate service charges for the common facilities in the newly constructed building payable in respect of the OWNERS' Allocation and such charges are to include proportionate share of water Tax, fire insurances and maintenance charges, lights, sanitary and occasional repair of the portions to be used in common and its renovation, replacement, repair and maintenance charges and expenses for the building to be used in common and of all common wiring pipes, electricity and mechanical installations and equipments, pumps motors and other electrical and mechanical installations and equipments, stairways, corridors, halls,

passages, ways and other facilities as mentioned in Schedule 'D' hereunder written.

- 34) Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service be deemed to have been served on the OWNERS or if delivered by hand (acknowledgement is required) or sent by prepaid registered post to the OWNERS and shall likewise be deemed to have been served on the DEVELOPER if delivered by hand or sent by prepaid registered post to the office of the DEVELOPER.
- 35) The learned court/courts having territorial jurisdiction over the said property shall have the jurisdiction to entertain and determine all actions, suits and proceedings, arising out of these presents between the parties hereto.
- 36) THAT nothing herein contained shall be constructed as a demise or an Assignment or conveyance or as creating any right title or interest in respect of the said Premises in favour of the BUILDER/DEVELOPER other than an exclusive right to the BUILDER/ DEVELOPER , to do or refrain from doing the Acts and things in terms Hereof and to deal with the BUILDER / DEVELOPER 'S Allocation as the BUILDER/ DEVELOPER, shall think fit and Proper for the beneficial of his firm and also for These Project.

SCHEDULE-'A'

FIRST SCHEDULE ABOVE REFERRED TO :

SAID PROPERTY

ALL THAT Piece and parcel of Land measuring about 4 Katthas (four) 1(One) Chhitaks little more or less with residential building measuring about 980 Sq Ft in E.P. No:92, in S.P. NO: 284,C.S. NO: Plot No: 374(P), 1177(P), 1175(P), &

1176(P) of Mouza- Naktala & Raipur, J.L NO: 32 & 33, being Premises No: 87/12/183D, Raja S.C. Mullick Road, Postal Address D/34, Ramgarh Colony, P.S.- Netaji Nagar, Post office- Naktala, Kolkata- 700047, KMC Ward NO: 100, being Assessee NO: 21-100-08-1887-6, District South 24 Parganas, together with all types of right, title, Interest, and the right of Easement Attached thereto butted and bounded in the manner following:-

ON THE NORTH : 12" WIDE Road/ E.P. NO: 49,
 ON THE SOUTH : 12" Wide Road,
 ON THE EAST : 16" WIDE ROAD,
 ON THE WEST : 10" Wide Road. /E.P. NO: 49.

SCHEDULE-'B'

SECOND SCHEDULE ABOVE REFERRED TO :

OWNERS' ALLOCATION

After completion of the building, the Developer shall deliver the OWNERS the 50% of the Constructed area of the Building in the following way-

- I) First Floor East Side Flat.
- II) Second Floor West side Flat.
- III) Third Floor West side Flat.
- IV) Three car parking Spaces in the Ground Floor, two on East Side of the Ground Floor & One car parking spaces on West side.

SCHEDULE-'C'

THIRD SCHEDULE ABOVE REFERRED TO :

DEVELOPERS ALLOCATION

shall mean the balance remaining 50% constructed area of the G + THREE storied building to be constructed on the said plot of land excluding the OWNERSs' allocation and the Developer shall be the absolute OWNERS of his portion of the building and have the right to enter into agreement for sale, lease, transfer on the said portion with the intending purchaser/purchasers at its own discretion without disturbing the OWNERSs' allocation.

SCHEDULE-'D'

FOURTH SCHEDULE ABOVE REFERRED TO :

COMMON AREAS AND PARTS

- a) Entrance, common path, stair - case, landings, Meter Room, lobbies, roof; Lift, Lift Landings, Lift Maintenance Room, stair - head room and lobby at Ground Floor Except Car parking Spces and open space at Ground Floor.
- b) Submersible Water pump, Water Tank water Pipes And other common Plumbing Installation.
- c) Electric Wiring, Meter, Excluding those are installed for any particular units.
- d) General common elements of all appurtenances and facilities and other items which are not part of this unit.
- e) Exterior conducts utilities lying under ground storage tank.
- f) sewerage lines boundary wall, main gate for entrance and exit.
- g) Underground and overhead Reservoirs, septic tank, pipe lines and all other installations in the premises for common use or common purpose.
- h) All other facilities or elements or any improvement outside the unit but upon such building which is necessary for convenience to be existence

management, operation, maintenance and safety of the building or normally in common use.

- i) Conducts, utilities lines, telephone and electric system contained in the said building.
- j) The foundations, columns, beams, supports, exterior walls of the compelled beyond the said unit side or interior load bearing walls within the building or concrete floor slab except the roof slab and all concrete ceiling and all stair cases in the said building.

SCHEDULE-'E'

THE FIFTH SCHEDULE ABOVE REFERRED TO:

SPECIFICATION

1. The Building is designed on R.C column foundation.
2. Reinforced cement concrete framed super structure with R.C.C columns, beams and slabs.
3. All Exterior walls will be 200 mm thick and partition walls will be of 75 mm thick with 1.6 cement sand mortar.
4. Floor: All Floors & Stairs are finished with Marble.
5. Wall: Inside wall of the building will be finished with Plaster of Paris and outer wall of the building will be finished with weather coat berzer paint.
6. Door: Main door of the flat will be Tick Flash door with Lamination & other doors are of Flash door except bathroom doors are of PVC door.
7. Window: All the windows will be of aluminum sliding Window with inbuilt 10 mm Square Bar grill with smoke glass & primer coating will be provided.

8. Bath room's wall tiles upto 7 ft & 4 inch skirting floor or tiles floors in height and inside fittings are of PVC Ashirbad hit resistance Pipe. Outside pipe lines are of Supreme. Water Lines are of CPVC types.
9. Toilet: There will be two toilets of Commode are of Simcock or Perryware, White wash Basin are of Johnson Galaxy or Universal Range & Angular cock fittings are of Perryware or Essco.
10. Kitchen: Table Top would be of Black Stone with steel sink and wall tiles will be orient or Somani or Kazaria type fitted upto 3ft. height from table top.
11. Electrical Installation- concealed electrical wiring of Finolex / Havells Wire:

- i) Toilet : one light point, one exhaust point and Two 5 amp power plug point one 15 AMP Power Plug for Geyser.
- ii) Kitchen : one light point, one exhaust fan point, Two 5 Amp. power plug point & one 15 amp. power plug point.
- iii) Drawing room : one Telephone line point, Two plug point, Three light point, two fan point, Two 15 Amp, power plug point & one calling bell.
- iv) Bed room : Two light point, one fan point & One 5 Amp. Power plug point will be provided in each bed room.
- v) Verandah: one light point & One power plug point.
- vi) All Switches are of Anchor.
- vii) One AC Point will be provided on each Flat.

12. SANITARY & PLUMBING: All water line including concealed line inside the Toilet & Kitchen will be done with CPVC pipes and C.P. fittings (Perryware

/ Essco Fittings). The Sanitary Line including rain water pipe will be of SUPREME make PVC Ashirbad heat resistance Pipe with fittings.

13. One Suitable Lift for Four Passengers.

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

SIGNED, SEALED AND DELIVERED

By the within named parties

At Kolkata in the presence of:

1. Tanay Kunder
coming Tadr
Pin-743329

Meera Benjale
Soumi Gangapadhyay

OWNERS

2. Amit K. Bandyopadhyay
F. no. A2/10, ECP Phase-B
Samadulla Co-op. Hsg. Society
P.O. ERDP, Kolkata-700107

S. Construction
Sona Mohanta
Proprietor

DEVELOPER

Prepared & Drafted by me as Per Parties instruction & information.

Sukanta Majumdar

Advocate

Alipore Judges Court, Kol-27.

Enrollment No. - WB/765/1999

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Rakha Banerjee
Signature Rakha Banerjee



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Soumitra Gangopadhyay
Signature Soumitra Gangopadhyay



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Sona Mohanta
Signature Sona Mohanta



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-019315407-8
GRN Date: 06/01/2021 17:20:36
BRN: 7000312629630
SBI ePay txn No.: IGAKFEGMI1

Payment Mode: Net Banking-SELF
Payment Gateway: SBI EPay-State Bank of India
BRN Date: 06/01/2021 17:22:52
SBI ePay txn Date: 06/01/2021 17:21:49

DEPOSITOR'S DETAILS

Name: SUKANTA MAJUMDAR Id No.: 2001800515/1/2020
Contact No. null
E-mail: Mobile No. +91 9830125655
Address: ALIPORE JUDGES COURT KOL27
User Type: Advocate

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001800515/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	21
2	2001800515/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	6020
			Total Amount	6041

In Words: Rupees Six Thousand Forty One Only.



Mahua Banerjee





भारत सरकार
GOVERNMENT OF INDIA

মহুয়া বানার্জী

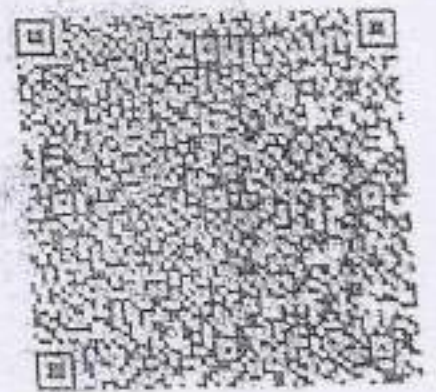
Mahua Banerjee

পিতা : সমর চক্রবর্তী

Father : SAMAR CHAKRABORTY

জন্ম সাল / Year of Birth : 1965

মহিলা / Female



3230 4784 0957

আধার - সাধারণ মানুষের অধিকার
Mahua Banerjee



ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



ঠিকানা:

12/10 সমাদ্রিতা, ই.কে. টি. পি.
ফজ ৩, ই.কে. টি. এস. ও.
কলকাতা, পশ্চিমবঙ্গ: 700107

Address:

A2/10 SAMADRITA,
E.K.T.P.P.H 3, E.K.T S.O,
E.k.t. Kolkata, West Bengal,
700107

Neelam Banerjee



147
help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1947
Bengaluru 560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SOURI GANGOPADHYAY

SAMARENDRA CHAKRABORTY

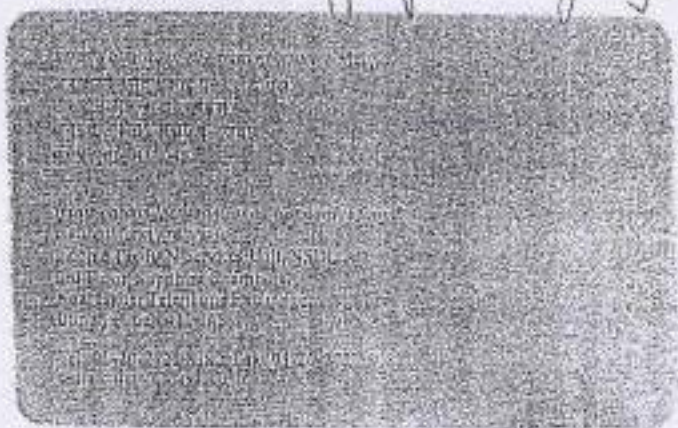
09.06.1972
Permanent Account Number

AYLRG5609A

Sourigangopadhyay
Signature

10022911

Sourigangopadhyay



স্বাধীনতা মন্ত্রণালয়



স্বাধীনতা মন্ত্রণালয়
Government of India

স্বাধীনতা মন্ত্রণালয়

Soumi Gangopadhyay

পিতা : সামরেন্দ্র চেল্লাই

Father : Samarendra Chellai

জন্মতারিখ/DOB: 09/06/1972

লিঙ্গ / Female

4708 0403 4504



স্বাধীনতা মন্ত্রণালয়

স্বাধীনতা মন্ত্রণালয়
Unique Identification Authority of India

Address: 11, R.C. NANDY
PATH, B T ROAD,
KHARDAHA, Khardaha,
Khardaha, North 24
Parganas, West Bengal,
700117

স্বাধীনতা মন্ত্রণালয়

4708 0403 4504



MO28040034PW



আপনার আধার নম্বা / Your Aadhaar No. :

8895 7664 6005

আমার আধার, আমার পরিচয়



সংসদ
Government of India



নামা মোহন্তা
SONA MOHANTA
পিতা : অরুন কুমার মোহন্তা
Father : ARUN KUMAR MOHANTA
জন্মতারিখ / DOB : 09/09/1978
পুরুষ / Male

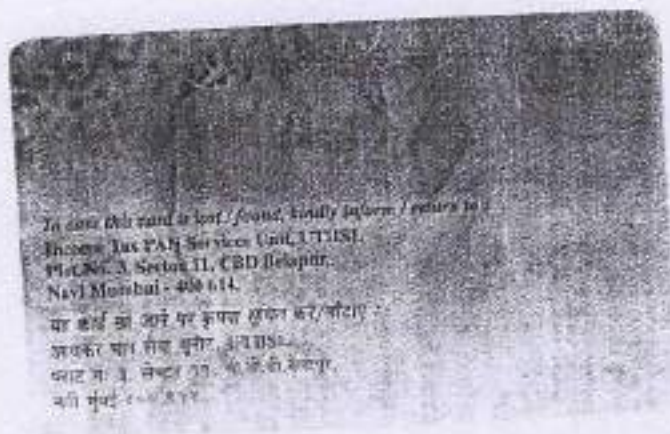


8895 7664 6005

আমার আধার, আমার পরিচয়



Sonu Mohanta



Major Information of the Deed

Deed No :	I-1605-00067/2021	Date of Registration	07/01/2021
Query No / Year	1605-2001800515/2020	Office where deed is registered	
Query Date	31/12/2020 12:43:27 PM	1605-2001800515/2020	
Applicant Name, Address & Other Details	Sukanta Majumdar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617298261, 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. 2/-	Rs. 56,10,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article 48(g))	Rs. 21/- (Article: E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



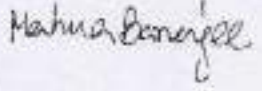


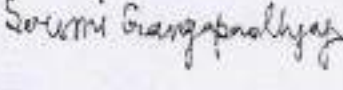
District: South 24-Parganas, P.S.- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S C Mullick Road (Ramgarh Colony), , Premises No: 87/12/183D, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 1 Chatak	1/-	48,75,002/-	Width of Approach Road: 16 Ft.
Grand Total :				6.7031Dec	1 /-	48,75,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	980 Sq Ft.	1/-	7,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 980 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		980 sq ft	1 /-	7,35,000 /-	



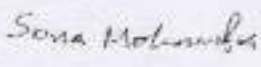
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Smt Mahua Banerjee Wife of Mr Amit Kumar Bandhyopadhyay Executed by: Self, Date of Execution: 07/01/2021 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place : Office</p>	<p>Photo</p>  <p>07/01/2021</p>	<p>Finger Print</p>  <p>LTI 07/01/2021</p>	<p>Signature</p>  <p>07/01/2021</p>
<p>A2/10, Samadritaekta Phase-3, P.O:- East Kolkata, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx2H, Aadhaar No: 30xxxxxxxx0957, Status :Individual, Executed by: Self, Date of Execution: 07/01/2021 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place : Office</p>				
2	<p>Name</p> <p>Smt Soumi Gangopadhyay Wife of Mr Rajrana Gangopadhyay Executed by: Self, Date of Execution: 07/01/2021 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place : Office</p>	<p>Photo</p>  <p>07/01/2021</p>	<p>Finger Print</p>  <p>LTI 07/01/2021</p>	<p>Signature</p>  <p>07/01/2021</p>
<p>1/1, R C Nandi Path, B T Road, P.O:- Khardaha, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx9A, Aadhaar No: 47xxxxxxxx4504, Status :Individual, Executed by: Self, Date of Execution: 07/01/2021 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place : Office</p>				



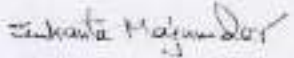
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>S Construction A/65/1, Babuji Nagar, P.O:- Regent Estate, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092 , PAN No.:: AKxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sona Mohanta (Presentant) Son of Mr Arun Kumar Mohanta Date of Execution - 07/01/2021, , Admitted by: Self, Date of Admission: 07/01/2021. Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Jan 7 2021 3:18PM	L1 07/01/2021	07/01/2021	
P/8, Regent Estate, P.O:- Regent Estate, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx9M, Aadhaar No: 88xxxxxxxx8005 Status : Representative, Representative of : S Construction (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sukanta Majumdar Son of Late S Majumdar Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
	07/01/2021	07/01/2021	07/01/2021
Identifier Of Smt Mahua Banerjee, Smt Soumi Gangopadhyay, Mr Sona Mohanta			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Mahua Banerjee	S Construction-3.35156 Dec
2	Smt Soumi Gangopadhyay	S Construction-3.35156 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt Mahua Banerjee	S Construction-490.00000000 Sq Ft
2	Smt Soumi Gangopadhyay	S Construction-490.00000000 Sq Ft

On 07-01-2021

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

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

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

Presented for registration at 14:00 hrs on 07-01-2021, at the Office of the A.D.S.R. ALIPORE by Mr Sona Mohanta .

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 56,10,002/-

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

Execution is admitted on 07/01/2021 by 1. Smt Mahua Banerjee. Wife of Mr Amit Kumar Bandhyopadhyay, A2/10, Samadritaekta Phase-3, P.O: East Kolkata, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession House wife, 2. Smt Soumi Gangopadhyay, Wife of Mr Rajrena Gangopadhyay, 1/1, R C Nandi Path, B T Road, P.O: Khardaha, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700117, by caste Hindu, by Profession House wife

Indetified by Mr Sukanta Majumdar, . , Son of Late S Majumdar, Alipore Judges 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 07-01-2021 by Mr Sona Mohanta, proprietor, S Construction (Sole Proprietorship), A/65/1, Bapuji Nagar, P.O:- Regent Estate, P.S - Jadavpur, District-South 24-Parganas, West Bengal, India, PIN - 700092

Indetified by Mr Sukanta Majumdar, . , Son of Late S Majumdar, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/01/2021 5:22PM with Govt. Ref. No: 192020210193154078 on 06-01-2021, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 7000312629630 on 06-01-2021, Head of Account 0030-03-104-001-16

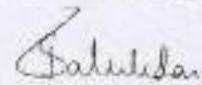
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 6,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1642, Amount: Rs.1,000/-, Date of Purchase: 14/01/2021, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/01/2021 5:22PM with Govt. Ref. No: 192020210193154078 on 06-01-2021, Amount Rs: 6,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 7000312629630 on 06-01-2021, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2021, Page from 11046 to 11083
being No 160500067 for the year 2021.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2021.01.20 14:56:07 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2021/01/20 02:56:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)