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



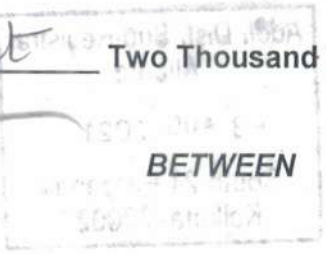
Addl. Dist Sub-Registrar  
Alipore, South 24 Parganas

03 AUG 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 3rd day of

August Two Thousand Twenty One (2021)



*Chalta sanjan Nashta*

*3.8.2021  
12:05 P.  
Dr -  
2001149583/2021*

7193

23-07-2021



Date: 23-07-2021  
Paid to: Rajesh Kumar Saha  
A/7872, Rabindra Pally, Kolkata - 700086.  
Rupees: 200

*SD*

Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-27



Adol. Dist. Sub-Registrar  
Alipore  
- 3 AUG 2021  
South 24 Parganas  
Kolkata-700027

Identifier:

Surya Prasad Datta  
Adv.  
Alipore Judges' Court,  
Kolkata - 700027.

**SRI CHITTA RANJAN NASKAR, PAN : AEOPN6340Q, Aadhaar No. 5107 8151 5000**, son of **Late Badal Chandra Naskar**, by Nationality - Indian, by faith - Hindu, by occupation - Retired Person, residing at Brij Purba Para, Post Office - Garia, Police Station - Patuli, Kolkata - 700084, hereinafter called and referred to as the **OWNER/LAND OWNER/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**AND**

**M/S. GANAPATI BUILDERS**, a proprietorship business concern, having its office at 78, Rabindra Pally, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700086, represented by its sole proprietor **SRI RAJESH KUMAR SAHA, PAN : BDWPS4705G, Aadhaar No. 3805 7710 2947**, son of **Late Guna Kanta Prasad Saha**, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at A/78/2, Rabindra Pally, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700086, hereinafter called and referred to as the **DEVELOPER/ SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives, successors-in-interest, successors-in-office and successors-in-assigns) of the **OTHER PART**.

**WHEREAS** Sri Badal Chandra Naskar, Sri Charu Naskar alias Sri Charu Chandra Naskar and Sri Tarani Naskar, all are sons of Late Srihari Naskar, became joint owners of landed property in various plot of Mouza : Brij, J.L. No. 27, Touzi No. 39, R.S. No. 1, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in District : South 24-Parganas;

**AND WHEREAS** after death of said **Badal Chandra Naskar** and **Charu Naskar** and for better utilisation of the aforesaid property, said Sri Tarani Naskar filed a Partition Suit vide Title Suit No. 82 of 2000 before the **Ld. 5<sup>th</sup> Court of Civil Judge (Senior Division)** at Alipore, South 24-Parganas against the legal heirs of said **Badal Chandra Naskar** and **Charu Naskar**;

*Chitta ranjan naskar*

**AND WHEREAS** by aforesaid Partition Suit vide Title Suit No. 82 of 2000, the Ld. Court passed an order dated 13/07/2001 on the basis of joint compromise petition and prayed by the parties therein that the suit be decreed on compromise in respect of their land in aforesaid various Dag/plots in Mouza : Brijji, J.L. No. 27, Touzi No. 39, Pargana : Khaspur, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in District : South 24-Parganas;

**AND WHEREAS** by aforesaid Partition Suit the legal heirs of said Badal Chandra Naskar, namely Sri Chitta Ranjan Naskar, Sri Biswanath Naskar, Smt. Saraswati Naskar, Smt. Matangani Naskar alias Smt. Papula Naskar and Smt. Swetangini Naskar had been allotted land measuring about 9 Cottahs 1 Chittacks 9 Sq.ft. in R.S. Dag No. 738 under R.S. Khatian No. 10, 3 Cottahs 1 Chittacks 0 Sq.ft. in R.S. Dag No. 585 under R.S. Khatian No. 127, and 3 Cottahs 5 Chittacks 14 Sq.ft. in R.S. Dag No. 725 under R.S. Khatian No. 86, in Mouza : Brijji, J.L. No. 27, Touzi No. 39, Pargana : Khaspur, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in District : South 24-Parganas;

**AND WHEREAS** thereafter aforesaid Sri Biswanath Naskar filed a Partition Suit vide Title Suit No. 157 of 2001 before the Ld. 5<sup>th</sup> Court of Civil Judge (Senior Division) at Alipore, South 24-Parganas against the aforesaid co-owners Sri Chitta Ranjan Naskar, Smt. Saraswati Naskar, Smt. Matangani Naskar alias Smt. Papula Naskar and Smt. Swetangini Naskar in respect of their aforesaid allotted landed property;

**AND WHEREAS** by virtue of order and decree dated 28/02/2002 of the aforesaid Partition Suit vide Title Suit No. 157 of 2001, said Sri Chitta Ranjan Naskar, the Land Owner herein, had been absolutely allotted a plot of land measuring about 9 (nine) Cottahs 1 (one) Chittacks 00 (zero) Sq.ft. more or less, lying and situated in R.S. Dag No. 738, under R.S. Khatian No. 10, in Mouza : Brijji, J.L. No. 27, Touzi No. 39, Pargana : Khaspur, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in District : South 24-Parganas and other landed property;

**AND WHEREAS** thereafter Sri Chitta Ranjan Naskar, the Land Owner herein, applied for mutation before the Kolkata Municipal Corporation (K.M.C) in respect of his aforesaid landed property, measuring about 9 (nine) Cottahs 1 (one) Chittacks

*Chitta Ranjan Naskar*

00 (zero) Sq.ft. more or less, which is known and numbered as the K.M.C. Premises No. 55, Brij East, Assessee No. 31-110-03-0055-6, within the K.M.C. Ward No. 110, Kolkata – 700084;

**AND WHEREAS** Sri Chitta Ranjan Naskar, the Land Owner herein, gifted, conveyed and transferred a demarcated portion of land measuring about 4 (four) Cottahs 8 (eight) Chittacks 27 (twenty seven) Sq.ft. more or less out of his aforesaid total land measuring about 9 (nine) Cottahs 1 (one) Chittacks 00 (zero) Sq.ft. more or less in favour of his wife Smt. Soma Naskar by a Deed of Gift on 12/02/2020, which was registered with the Office of the A.D.S.R. at Alipore, South 24-Parganas and has been recorded in Book No. I, Volume No. 1605-2020, Pages from 30370 to 30394, being No. 160500713, for the year of 2020;

**AND WHEREAS** the Land Owner herein, is now absolute sole owner of remaining demarcated plot of land measuring about 4 (four) Cottahs 8 (eight) Chittacks 18 (eighteen) Sq.ft. more or less and a building standing thereon, lying and situated in R.S. Dag No. 738, under R.S. Khatian No. 10, in Mouza : Brij, J.L. No. 27, Touzi No. 39, R.S. No. 1, Pargana : Khaspur, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in District : South 24-Parganas, also within the area of the Kolkata Municipal Corporation, in the K.M.C. Ward No. 110, being the K.M.C. Premises No. 55, Brij East, Assessee No. 31-110-03-0055-6, and mailing address Brij Purba Para, P.O. Garia, Kolkata – 700084, and entire this property hereinafter called and referred to as the **said land/said premises** which is morefully described in the Schedule 'A' hereunder written;

**AND WHEREAS** the Land Owner herein is very much desirous to construct a building on his **said land** but he has no such fund as well as experience in this matter and so the Land Owner approached the Developer herein to make construction of a new building as per building plan to be sanctioned by The Kolkata Municipal Corporation at the Developer's cost on the **said land/said premises**;

**AND WHEREAS** the Land Owner herein represents to the Developer of his intention to develop his **said land/said premises** through the Developer herein and the title of the Land Owner is free clear and marketable and free from all encumbrances;

*Chitta Ranjan Naskar*

**AND WHEREAS** relying on the aforesaid representation of the Land Owner herein, the Developer herein agrees to develop all that the **said land/said premises** being the K.M.C. Premises No. 55, Brij East, in the K.M.C. Ward No. 110, P.S. Patuli, Kolkata – 700084 on the terms of conditions as contained hereinafter.

**NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :**

**ARTICLE – I**  
**DEFINITIONS**

**A.** In this agreement unless it be contrary or repugnant to the subject or context be following words and/or expressions shall mean as follows :-

i) "The OWNER" shall mean the Land Owner above named and his legal heirs, successors, executors, administrators, legal representatives and assigns.

ii) "The DEVELOPER" shall mean the Developer above named and his legal heirs, successors, executors, administrators, legal representatives, successors-in-interest, successors-in-office and successors-in-assigns.

iii) "The LAND/PREMISES" shall mean **ALL THAT** piece and parcel of land measuring about 4 (four) Cottahs 8 (eight) Chittacks 18 (eighteen) Sq.ft. more or less and a building standing thereon, lying and situated in R.S. Dag No. 738, under R.S. Khatian No. 10, in Mouza : Brij, J.L. No. 27, Touzi No. 39, R.S. No. 1, Pargana : Khaspur, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in District : South 24-Parganas, also within the area of the Kolkata Municipal Corporation, in the K.M.C. Ward No. 110, being the K.M.C. Premises No. 55, Brij East, Assessee No. 31-110-03-0055-6; and mailing address Brij Purba Para, P.O. Garia, Kolkata – 700084, as morefully described in the Schedule 'A' hereunder written on which the new proposed building is to be constructed as per the sanctioned building plan to be obtained from the Kolkata Municipal Corporation.

iv) "The L.B.S." shall mean such L.B.S. or firm from the Developer may appoint as L.B.S. for the proposed building, from time to time.

*Chitta ranjan Naskar*

- v) "The BUILDING PLAN" shall mean the map or plan as to be sanctioned by the Kolkata Municipal Corporation or revised building plan as to be sanctioned in respect of the **said land** and shall also wherever the context permits, includes such plans modified or revised, drawings, elevations and specification as are prepared by the L.B.S. including variation/modification therein if any.
- vi) "The NEW BUILDING" shall mean the building to be constructed as per sanctioned building plan to be obtained from the Kolkata Municipal Corporation, by the Developer in pursuance hereof on the **said land** described hereinabove. The new building will be known as "**MATRI SMRITI**".
- vii) "The CONSTRUCTIONAL HABITABLE AREA" herein shall mean the habitable and/or saleable areas of the proposed building.
- viii) "The OWNER'S ALLOCATION" as specified in the Schedule 'B' hereunder written.
- ix) "The DEVELOPER'S ALLOCATION" in the Schedule 'C' hereunder written.
- x) "The COMMON EXPENSES" shall mean and include all expenses to be incurred by the Unit Owners for the management and maintenance of the building and the premises after obtaining peaceful possession of the proposed building by the individual units owners.
- xi) "The COMMON PORTIONS, FACILITIES & AMENITIES" shall mean all the common areas and installations to comprise in the new building, and the premises, after the development, including staircase, lobbies, the ultimate roof, passage, facilities which may be mutually agreed upon and between the parties as required for enjoyment of the building.
- xii) "The PROJECT" shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the development of the premises to be completed and possession of the completed units are taken over by the units owners.

*Chitta ranjan Dasgupta*

xiii) "The PROPORTIONATE SHARE" with all its cognate variations shall mean such ratio the covered area of any unit or units be in relation to the covered area of all the units in the new building.

xiv) "The UNIT" shall mean any flat or other covered area in the new building, which is capable of being exclusively owned used and/or enjoyed by any unit owner and which is not the common portions.

xv) "The UNIT OWNER" shall mean any person who acquires, holds and/or owner any unit in the new building and shall include the Owner and the Developer, for the units held by them from time to time.

xvi) "The TIME" shall mean the building shall be completed within 42 (forty two) months from the date of execution of development agreement. If the proposed building shall not be completed within 42 (forty two) months then the completion time will be further extended for next 6 (six) months.

xvii) "The SOCIETY/ASSOCIATION" shall mean the Society or Association to be formed for the purpose of maintenance of the proposed building and the premises and for collecting and defraying the common expenses provided, that until such Association is formed the Developer would be entitled to collect the common expenses.

xviii) "The SPECIFICATIONS" shall mean the specifications for proposed building as stated hereinafter below.

xix) "The TITLE DEED" shall mean all the deeds, decree, solenama and documents referred to hereinabove in the recital in respect of the plot of land measuring about 4 (four) Cottahs 8 (eight) Chittacks 18 (eighteen) Sq.ft. more or less and a building standing thereon, lying and situated in R.S. Dag No. 738, under R.S. Khatian No. 10, in Mouza : Brijji, J.L. No. 27, Touzi No. 39, Pargana : Khaspur, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in District : South 24-Parganas, also within the area of the Kolkata Municipal Corporation, in the K.M.C. Ward No. 110, being the K.M.C. Premises No. 55, Brijji East, Assessee No. 31-110-03-0055-6, and mailing address Brijji Purba Para, P.O. Garia, Kolkata - 700084.

*Chitta ranjan Mishra*



xx) "The ADVOCATE" to the project shall mean the Developer may from time to time, appoint as the Advocate for the project.

**B. THE OWNER HAS REPRESENTED TO THE DEVELOPER AS FOLLOWS:-**

i) That the Owner absolutely seize and possess of and/or otherwise well and sufficiently lawfully entitled to the said premises mentioned hereinabove.

ii) That the right title and interest of the Owner in the said premises mentioned hereinabove is free from all encumbrances and Owner has a clear marketable title to the same.

iii) That the Owner has not received any notice for acquisition or requisition of the said premises mentioned hereinabove or any part or portion thereof under any of laws for the time being in force.

iv) That the entirety of the said premises mentioned hereinabove saves is in actual, have well demarcated physical possession of the owner.

v) Neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of law or due to Income Tax, Revenue or any other public demand.

vi) That the Owner has not entered into any Agreement for Sale, Lease, Development or otherwise for transfer and/or development of the said premises mentioned hereinabove or any part or portion thereof in favour of anyone other than in favour of the Developer herein.

vii) That the Owner is not aware of any impediment affecting the premises mentioned hereinabove whereby he is in any way barred from entering into this agreement.

viii) That the Owner is fully and sufficiently entitled to deal with, develop and/or dispose off the said premises mentioned hereinabove and thus enter into this Agreement.

*Chilla Sanjiv Narayan*

**ARTICLE – II**  
**COMMENCEMENT**

2.1 This agreement shall be in force from the date hereof and subsequently time may be extended during the duration of "FORCE MAJEURE".

2.2 This Agreement shall cease to operate only in the event of complete transfer and registration of all the Developer's allocated saleable space in new proposed building by the Developer in the manner as provided herein.

**ARTICLE – III**  
**OWNER'S RIGHT & REPRESENTATION**

3.1 The Owner is absolutely seize and possess of or otherwise well and sufficiently entitled to the said premises.

3.2 The Owner shall hand over or deliver to the Developer all original title deeds, decree, solenama and documents relating to the said premises which are in possession of the Owner at the time of signing/execution of these presents or thereafter.

3.3 The said premises is free from all encumbrances and the Owner has a clear marketable title in respect of the said premises.

**ARTICLE – IV**  
**DEVELOPER'S RIGHT & REPRESENTATION**

4.1 The Owner hereby grants subject to what has been herein under provided exclusive right to the Developer to develop the said premises and construct building at the said premises in accordance with the new plan or plans as to be sanctioned by the Kolkata Municipal Corporation and/or by any other appropriate Authority with or without any amendment and/or modification.

4.2 All applications, plans and other papers and documents as may be required by the Developer for obtaining necessary sanction of plan/revised plan from the Kolkata Municipal Corporation shall be prepared and submitted by the Developer on behalf of the Owner at the cost and expenses of the Developer and the Developer

*Chitta Ranjan Mishra*

will pay and bear all fees charges and expenses required to be paid or deposited for obtaining sanction of plan and development of the said premises.

4.3 That save and except the Owner's allotted portion the Developer shall have full rights to execute any agreement for sale without encumbering the property of this agreement and transfer and convey the Developer's allocation according to own choice.

**ARTICLE – V**  
**DEVELOPER'S OBLIGATION**

5.1 The Building shall be created, constructed and completed by the Developer shall consist of the specification provided in hereunder.

5.2 The Developer shall construct and complete the building under its supervision and control.

5.3 All costs, charges, fees, statutory payments, taxes and expenses of whatsoever name called for erection, construction and completion of the said building its materials fittings and fixtures in all respect, including temporary and permanent connections of water, sewerage, electricity in accordance with law and other amenities for the building, BLLRO mutation and conversion shall be the liability towards payment of any dues, liabilities costs, charges and expenses of the Developer.

5.4 Notwithstanding anything contained or stated herein, all labours, workers, supervisors and other employees or persons by whatsoever definition employed, engaged, deputed, appointed or required for erection, construction and completion of the building shall be regarded as the Developer's employees or workmen and the Owner will have no concern with them and not be responsible or liable to pay wages and / or salary.

5.5 The Developer shall be solely responsible for and make and pay all payments, wages, dues, contributions, entitlements contractual and/or statutory obligations and requirements of the workmen, supervisors, workers, labours, employees, architects and other by whatsoever name called or described, appointed,

*Chilla Sanjay Naskar*

deputed or engaged or required or put on site for the erection, construction and completion of the said proposed building and every part thereof and the Owner will under no circumstances be deemed to be the employer of them.

5.6 In case the Developer failed to deliver possession of the entirety of the Owner's allocation within the period stipulated herein above i.e. 42 (forty two) months, then and in such event the Developer shall be granted an extension of a maximum period of 6 (six) months and the Developer shall have to complete the projects, and if the Developer failed to deliver possession of the Owner's allocation after this 48 (forty eight) months, in that case the Developer shall pay per month for his temporary shifting till possession of the Owner's allocation on the new building is delivered.

5.7 After 48 (forty eight) months, including 6 (six) months extension the Developer will be liable to pay Rs.5,000/- (Rupees Five Thousand) only per month to the Owner as compensation for temporary shifting and these said amount of compensation does not include the monthly shifting allowance of the Owner described at 9.11 in Article IX.

5.8 If during the construction period of the new building, thereto any objection, obstruction, injunction or litigation arises in respect of construction for any negligence of the Developer, is imposed and instituted by any neighbored of the locality or by the owners or occupiers of the adjacent building then same and bear all legal and other expenses and the Developer will bear any expenses for the same.

5.9 That immediately upon the Developer obtaining the vacate/vacant possession of the said premises, the Developer shall be entitled to start the work of construction of the said premises through his workers within 2 (two) months from the date of sanction of the building plan.

5.10 However to avoid any future doubts, it is made clear that the costs, deposit and charges for individual and separate electric meter for the respective flats/units of the Developer's allocation shall be borne by the Developer and/or intending

*Chilla Sanjay Wastan*

purchasers and the Owner shall have no responsibility for the same. As well as, the Developer provides separate electric meter at least 1 (one) flat/unit of the Owner's allocation at the Developer's expense.

**ARTICLE – VI**  
**OWNER'S OBLIGATION**

6.1 On behalf of the Owner herein the Developer shall sign and execute all plans, drawings, specifications, elevations, forms, applications and all other papers and verify and affirm required affidavit and declaration as may be required from time to time for all or any permission consent, sanction or licence required under the law in connection with or relating to or arising out of construction erection and completion of the said building or as may be required from time to time in accordance with law.

6.2 To provide the Developer with appropriate registered development power as are or may be required in connection with mutation/assessment to the Kolkata Municipal Corporation in name of the Owner related to the said premises herein, sanction, construction, erection, completion of the proposed building and to appear for and represent the Owner before all concerned authorities and to make sign and execute application, declarations and other relevant papers and documents to appropriate authorities for obtaining all quotas, entitlements, permits/ licences and other allocations of building materials and/or for temporary and permanent, connections of water, sewerage and electricity or as may required from time to time in accordance with the law and all costs and expenses in that respect shall be borne by the Developer and in this respect the Owner shall appoint the Developer herein or its nominee(s), as his attorney(s), to do all the acts, deeds and things for completion of the proposed building in and upon the aforesaid premises and sale and/or transfer the Developer's allocation to the intending Purchaser(s) or other(s).

6.3 The Owner herein shall provide the Developer with appropriate registered development power as are or may be required to sign, execute, registry and appear all the papers and plans required for approval of building plan, revised building plan, modify building plan, regularise building plan, completion plan, water drainage sewerage connection and any other deeds, documents, declarations, Affidavits for

*Chilla Sanjan Maske*

required building plan from the Kolkata Municipal Corporation (K.M.C.) authority and other competent authority.

6.4 The Owner herein shall also provide the Developer with appropriate registered development power as are or may be required to negotiate all such terms for and to agree to sell and to sell above said Developer's allocation at the said premises to any intending purchaser/purchasers and at such price which the Developer in own discretion thinks fit and proper and to agree upon and to enter into any agreement and/or agreements and/or sale deed and/or deed of conveyance for such sale or sales and/or any other agreements and/or to cancel and/or repudiate the same and to sign, execute and registry all the Deeds and appear before the registry office and receive the earnest money and/or consideration money.

#### ARTICLE – VII

7.1 In the event of the Owner is desirous of having any additional or special type of fittings other than that provided hereunder written, in his allocated portion or any part thereof, the Developer shall have the same, duly provided subject to the costs, charges and expenses for the said fittings and fixtures shall be separately paid and borne by the Owner immediately on demand by the Developer.

7.2 The land upon which the proposed building shall be erected and constructed and appurtenant thereto as also the common areas facilities to be provided for and/or at the said building shall always remains common, impartible, indivisible and undivided share as the Owner and the Developer shall be at liberty to deal with their allocated portion together with the undivided proportionate part of share of the land as well as common area and facilities in accordance with law.

7.3 That Indenture of Conveyance, Agreement for Sale, Sale Deed that may be required to be executed and registered by the Owner unto and in favour of the Developer and/or his nominee or nominees in respect of and/or relating to the Developer's allocated portion and/or any part thereof shall be prepared by the Developer's Advocate and the Owner shall execute Indenture of Conveyance(s) unto and in favour of the Developer and/or his nominee or nominees as case may be subject to the terms and conditions provided herein, if required.

*Chitra ranjan Das*

**ARTICLE – VIII**  
**COMMON OBLIGATION**

8.1 On and from the date of completion of the building, the Owner as well as the Developer shall comply with and/or ensure compliance with the under mentioned requirements and restrictions, without any default.

a. To pay punctually and regularly for their respective allocations all rates, taxes, K.M.C. taxes, electric charges, levies, fees, charges, impositions and outgoings to the concerned authorities or otherwise as may be mutually agreed upon by and between the parties hereto and/or the respective owners and recorded in writing and the parties hereto shall keep each other duly indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly suffered by or be paid by either of them as the case may be consequent upon any default by the other.

b. To pay punctually and regularly to pay their respective proportionate part of share of service charges for the common areas and facilities.

8.2 As soon as the building plan shall be sanctioned, by virtue of a supplementary agreement to be made by the Owner and the Developer, the Owner's allocation shall be specified and demarcated and accordingly the Owner and the Developer shall enjoy their well demarcated individual allocation.

**ARTICLE – IX**  
**MISCELLANEOUS**

9.1 This Agreement shall always be treated as an Agreement by and between "Principal" to "Principal". The Owner and the Developer have entered into the Agreement purely as a Contract and nothing contained herein shall be deemed to constructed or constitute as Partnership between the Owner and the Developer or an Association of Persons, nothing in these presents, shall be construed as a sale, demise or assignment or conveyance in lieu of the said premises or any part thereof to the Developer by the Owner or as creating any right title or interest in respect thereof in favour of the Developer other than an exclusive permission and right in

*Chitra ranjan Naskar*

favour of the Developer to develop the same there under subject to the terms and conditions of these presents.

9.2 It is also agreed and accepted between the parties hereto that the Owner shall not interfere about the constructional work about the proposed building to be constructed.

9.3 From the date of delivery of possession of the said premises by the Owner in favour of the Developer, the possession of the said premises along with the rights of the develop in respect of the said premises by virtue of this presents and/or in pursuance thereof shall not be obstructed or disputed or challenged or disturbed by the Owner to the Developer in terms of this agreement.

9.4 All the dues, arrears of outstanding in respect of the said premises on account of the Kolkata Municipal Corporation and any other Competent Authority Taxes, levies whatsoever, and it shall be paid by the Land Owner and the Developer herein as 40% : 60% ratio respectively.

9.5 In future any defect or lacuna in the title of the Land Owner is found or any outstanding or liability in respect of the **said premises** is found in such event, without prejudice to the Developer's other rights herein and/or the Developer at its absolute discretion shall have the following option :

(a) Either to cancel this Agreement and claim refund of all amounts paid or cause to be paid and incurred by the Developer in terms hereof together with all amounts, spent by the Developer in pursuance of these presents and future together with interest thereon at the rate of 2% (two percent) per month, or (b) To remove the defect or lacuna in the title of the Land Owner or clear the liability or outstanding against the property is detected, the same shall be removed by the Land Owner at his own risk and cost.

9.6 From the date of service of notice of completion of the Owner's allocation as per terms of this agreement from the Developer delivery of possession thereof to the Owner, then the Owner shall pay the Municipal taxes and other liabilities in respect of the Owner's allocation.

*Chilla' rajan Waskar*



- 9.7 Each party shall be responsible and liable for their respective share of taxes and impositions relating to their respective allocations.
- 9.8 The certificate of the L.B.S. relating to completion of construction/development and the costs incurred therefore shall be final.
- 9.9 The notice of completion issued by the Developer by registered post or by such similar acceptable mode addressed to the Owner to his last known address or addresses intimating that the Owner's allocation area are completed.
- 9.10 After expiry of 7 (seven) days from the date when the Developer service to the Owner a notice of completion of the Owner's allocation, it will be treated that the Owner has taken his possession in Owner's allocation in the proposed building.
- 9.11 The Developer will demolish existing construction of the Owner herein on the said land at the Developer's own cost and the Developer has sole right on the said demolishing/broken materials of the existing construction and on the said materials the Owner shall have no right or claim and the Developer shall be liable to pay a sum of Rs.16,000/- (Rupees Sixteen Thousand) only per month payable within 7<sup>th</sup> of each month to the Owner from the date of clear vacant peaceful possession free from all encumbrances till delivery of possession of the Owner's allocation in the proposed building.
- 9.12 The Developer shall have full power and liberty to sell and transfer and hand over physical possession of any portion of Developer's allocation to the intending Purchasers and/or occupier in any time during the project and/or thereafter and in that event the Owner shall have no objection and the Owner or his Attorney should execute and registry Deed of Conveyance for selling the Developer's allocation as on direction of the Developer, if required.
- 9.13 That after execution of this Agreement, the Owner shall not enter any Agreement or transfer or charge or liens or assign the **said land** or any part or share of it which is fully mentioned and described in the Schedule 'A' hereunder written with/to any person(s) except the Developer herein.

*Chitta Ranjan Mishra*

9.14 The Developer herein in no way will become entitled to take any loan from anywhere by himself by mortgaging the property under the project but any prospective purchaser of the project may take loan by equitable mortgage from any Banks/Financial Institutions for purchasing any flat/unit out of this project.

9.15 The Developer herein in no way will become entitled to hand over the charge of the project to any other person or firm directly without any written consent by the Owner herein and in that case the terms of this agreement may be revised.

9.16 The Developer shall pay all costs of development of the said project and construction and completion of the building and rendering the same ready for habitation and occupation, running water supply by the K.M.C., and availability main meter of electricity and duly fix all normal installations and utilities and well construct the building as per plan/s prepared by the Architects/L.B.S.

9.17 All costs, charges, fees, levis, impositions, statutory payments, taxes and expenses of every type for erection, construction and completion of the said building, its materials, fittings and fixtures in all respect, including temporary and permanent connections of water, sewerage, main meter of electricity in accordance with law and other amenities for the building shall be paid and borne by the Developer. And it is clearly understood that the Owner shall have no responsible and/or liability towards payment of any dues, liabilities, costs, charges and expenses of whatsoever type relating to and/or arising there from in any manner or of whatsoever nature.

9.18 In the event of any loss or injury or damages being caused of any nature or in any manner whatsoever including injury and/or damage to any person or persons or property of or any loss of life, the Developer shall be solely liable and the Owner shall have no liability or responsibility for the same and the Developer shall be responsible for the consequences arising there from in all respect and shall at all point of time keep the Owner indemnified for the same and against all consequences.

9.19 Notwithstanding anything contained or stated herein, all laborers, workers, supervisors, contractors and other employees or persons by whatever definition

*Chitta Ranjan Mishra*

employed, engaged, deputed, appointed or required for erection, construction and completion of the building shall be regarded and deemed as the Developer's employee or workmen and the Owner shall have no concern and privities of any kind with them and shall be responsible or liable for meeting any obligations in any manner whatsoever in that regard. The Owner shall not be answerable or liable for any mode, part or nature of construction or for any material to be used in course of or relating to erection, construction and completion of the building or any part thereof and only the Developer shall be answerable and responsible for the same.

9.20 The Developer doth hereby agrees and covenants with the Owner not to transfer and/or assign the benefits of this agreement or any portion thereof to any party or parties without the consent in writing of the Owner; but the Developer shall have every right to sell transfer convey assign the Developer's allocation flats, units, car parking space etc. in the proposed building to intending purchasers as his (Developer) absolute choice without taking any consent from the Owner.

9.21 The Owner doth hereby agrees and covenants with the Developer not to transfer and/or assign the benefits of this agreement or any portion thereof including the **said premises** to any party or parties without the consent in writing of the Developer.

9.22 Notwithstanding anything contained herein if the Developer fails and/or neglects to complete the said construction within the stipulated period herein contained, the Developer shall get extension of time for another period of six months and every after such extension of time of the Developer fails and/or neglects to complete the construction of the said building the Developer or its nominee or nominees shall forth with loss all the rights, under this agreement, that is to say all such rights will meet with forfeiture and this Agreement shall stand ipsofacto cancelled and determined, in case of cancellation of this agreement the nominee of the Developer with whom the Developer might have in the meantime entered into Agreement for transfer of the Developer's allocation in the building and might have received advance/earnest money/consideration money shall have no right or cause of action against the Owner neither the nominee or nominees shall have any right for

*Chilla - sanjan kashan*

refund of money paid to the Developer or any ownership right over the area booked by them in the said premises and further that in such case all the money paid by such nominee or nominees to the Developer shall be forfeited so far as the Owner is concerned and that the Owner shall be absolutely free from all claims, objections, if at all on the part of the Developer and/or his nominee or nominees and the Owner shall have every right to enter into fresh contract with any other Developer or Developers or others for completion of the building.

✓ 9.23 Nothing in these presents shall be construed as a demise of arrangement or conveyance in law by the Owner of the said premises or any part thereof to the Developer or creating any right, title or interest in respect thereof to the Developer other than exclusive rights and license to the Developer for the purpose of development of the said premises in terms hereof and to deal with the Developer's allocation of the sanctioned areas of the building.

✓ 9.24 Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing agreement/final document for transfer of property as per provisions laid down in the said documents as a Developer without getting any ownership of any part of the property under mentioned schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the agreement/final document for transfer of the property between the Owner and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

**ARTICLE - X**  
**FORCE MAJEURE**

10.1 The parties hereto shall not be liable for any obligation herein under to the extent the performance of the relative obligations, prevented by the existence of the 'FORCE MAJEURE' which shall mean and include flood, earth quake, riot, storm, tempest, civil commotion, as well as also strike, lock out, labour problem, non availability of essential materials, litigation problem and/or any other acts or commission beyond the control of the Developer affected thereby then the Developer

*Chilla Singh Maskekar*

shall be suspended from the obligation during the duration of the 'FOURCE MAJEURE'.

**ARTICLE – XI**  
**ARBITRATION**

11.1 Disputes relating to this Agreement or its interpretation shall be referred to the Arbitration of an Arbitral Tribunal consisting of Two Arbitrators, one each to be appointed by the parties hereto as per their choice and they (Arbitrators) appoint one Umpire. The award of the Umpire shall be final and binding upon the parties. The Arbitration proceedings will be in Kolkata unless otherwise agreed.

**SCHEDULE "A" REFERRED TO ABOVE**  
(Description of the entire premises/land)

**ALL THAT** piece and parcel of land measuring about 4 (four) Cottahs 8 (eight) Chittacks 18 (eighteen) Sq.ft. more or less and an old cemented flooring building standing thereon measuring about 1000 Sq.ft. more or less, whereon proposed G+III storied building shall be erected, lying and situated in R.S. Dag No. 738(Part), under R.S. Khatian No. 10, in Mouza : Brijji, J.L. No. 27, Touzi No. 39, R.S. No. 1, Pargana : Khaspur, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in District : South 24-Parganas, also within the area of the Kolkata Municipal Corporation, in the K.M.C. Ward No. 110, being the K.M.C. Premises No. 55, Brijji East, Assessee No. 31-110-03-0055-6, and mailing address Brijji Purba Para, P.O. Garia, Kolkata – 700084, along with all easement rights therein. The boundary of the four sides of the entire property is as follows:

**ON THE NORTH** : K.M.C. Premises No. 55/1, Brijji East;

**ON THE SOUTH** : K.M.C. Premises No. 142, Brijji East;

**ON THE EAST** : Plot in R.S. Dag No. 739;

**ON THE WEST** : 14' feet wide road/common passage.

*Chitra Sanjay Narayan*

**SCHEDULE "B" REFERRED TO ABOVE****(OWNER'S ALLOCATION)**

The Owner will get 45% (forty five percent) of the total F.A.R. sanctioned by the Kolkata Municipal Corporation as Flat Area and 50% (fifty percent) of the total F.A.R. sanctioned by the Kolkata Municipal Corporation as Car Parking/Garage Area in proposed building. The Owner will get his allocated flat area as follows :

The Owner will get entire second floor of proposed building as his allocated flat area.

The Owner will also get one flat at front side of the third floor of proposed building as his allocated flat area.

The Developer will provide electric wiring connection for the entire of the building the Owner's Area.

**Cash Consideration :**

1. The Owner also gets refundable Rs.12,50,000/- (Rupees Twelve Lakh and Fifty Thousand) only from the Developer herein as follows : (i) at the time of signing of this agreement : Rs.2,50,000/- (Rupees Two Lakh and Fifty Thousand) only and (ii) at the time of starting construction work of the proposed building : Rs.10,00,000/- (Rupees Ten Lakh) only. It is noted that said refundable Rs.12,50,000/- (Rupees Twelve Lakh and Fifty Thousand) only will be refunded by the Owner to the Developer by sale proceeding of the flat at front side of the third floor of the proposed building.
2. The Developer shall arrange for shifting of the Owner from the said premises at the cost and expenses of the Developer to an alternative accommodation commensurate to the status and standard of living of the Owner to be located in the same locality of the aforesaid premises at the Developer's own flat and such accommodation shall consists of at least three bed rooms. The Owner

*Chilla - sanjay Naskar*

shall reside there free of rent whatsoever but bear monthly electric expenses for the entirety of the period of construction of the new building by the Developer, till the completion of the said new building and possession handed over to the Owner's allocation.

**Notes :**

1. The flats shall be completed and finished in a habitable condition with connections of water, drainage and electric wiring.
2. It is provided that excess or short in measurement to reach the said ratio will be adjusted by money consideration at the rate of the market value available at the material time.
3. However if the Developer fails to complete the said building within the stipulated time then he will be liable to pay an amount of Rs.5,000/- (Rupees Five Thousand) only per month to the Owner as compensation till he hands over the Owner's allocation to the Owner and the said amount of compensation does not include the monthly allowance of the Owner.

**SCHEDULE "C" REFERRED TO ABOVE**

(DEVELOPER'S ALLOCATION)

The Developer will get the remaining area of the proposed building on the said land as per the K.M.C. sanctioned building plan, save and except the Owner's Allocation mentioned hereinabove, at the said premises **TOGETHERWITH** the right to transfer undivided proportionate share in the **said land** in favour of the intending purchasers as the Attorney of the Land Owner herein and the common portions of the building in accordance with the terms and conditions of these presents.

**SCHEDULE "D" REFERRED TO ABOVE**

(Common area, facilities and services)

1. The foundation columns, beams, supports, stair, staircase landings, stairways, corridors in between the stair-case and the flat, entrance, top roof, side space, back space, front spaces, drive ways and horizontal & vertical support of the building.

*Chilla Singh Masran*

2. Common passage, water pump, overhead water tank, underground water reservoir, common water pipe line, outside plumbing installations.
3. Electrical fittings in the common area, electrical meter board place, electric in the common area and in the main gate and main electric lines, electrical fittings in the common staircases.
4. Drainage and sewerage system, rain water pipes, all sewerage lines and soil lines septic chamber and underground sewerage line and soil line and drainage out left from the building to the main duct.
5. Such other common parts, areas, equipments, installations fittings, fixtures, covered and open space, used as common in the said building as are necessary for the passages or to the use of the occupancy of the flat in common and/or are easements of the building and the premises.

**SCHEDULE "E" REFERRED TO ABOVE**

(Common Expenses)

1. The proportionate expenses of maintaining, repairing, redecorating etc. of the main structure including the roof, rain water pipes, water pipes, sanitary and electric pipes wires, and installations in under or upon the building and enjoyed or used by the unit owners and the main entrance, passage, landing and stair-case of the building as enjoyed and/ or used by the unit owners in common aforesaid and the boundary walls of the building compounds.
2. The proportionate cost of decorating the exterior of the building.
3. The proportionate costs of clearing and lighting the passage, landings, stair-case and other parts of the building as enjoyed by the unit owners in common as aforesaid.
4. The proportionate costs of salaries of caretakers, chowkidars, sweepers, mistries etc. payable to the Apartment Owners' Association on formation.

*Chella Rajan Maslan*



5. The proportionate costs of working and maintenance of the water pump or any other equipment which may be provided in future by the Apartment Owners' Association.
6. The proportionate expenses or recurring expenditure for replacement of all or any items comprised in common area and facilities.
7. The expenses or recurring expenditure or replacement or repair or such common utilities such as overhead water tank, underground water reservoir, pump and other equipments whatsoever which are or may be installed or situated in any common parts or common portion in the said building.
8. Such other proportionate expenses as are deemed necessary by the Apartment Owners' Association upon its formation for the maintenance and upkeep of the building and/or common areas and facilities.
9. Proportionate building taxes in common.

#### SCHEDULE OF WORK

- Floors** : Marble Flooring to all floor.
- Doors** : Frame of high quality Wood, all doors will be of flush type finish and necessary accessories with synthetic enamel paints & Flush Door in toilet.
- Kitchen** : Granite cooking platform fitted with wash sink and one bib cock and white tiles up to 2'-6" height upon the cooking platform.
- Toilet** : White tiles up to 6'-0" in toilet with white wash basin, shower and commode.

*Chilla Sanjay Narayan*

- Electrical** : i) Concealed wiring with copper wires, two lights points, one fan point and one plug point one each in bed room;
- ii) two lights points, one fan point for drawing/dining room;
- iii) one light point in kitchen, toilet and veranda;
- iv) one number power point (15 AMPS) in drawing/dining and kitchen;
- v) one exhaust point provided kitchen & toilet.
- vi) one AC point in each bed room of flat.
- Water** : PVC pipe, water will be supplied by corporation to ground water reservoir and distributed through overhead water tank.
- Windows** : Aluminum window fitted with glass, grill and necessary accessories.
- Plaster** : All wall surface (inside) will be finished by plaster of putty and weather coat primer in out surface of wall.
- Roof** : Roof will be net cemented with chemical treatment.
- CCTV** : CCTV will be installed in proposed building at ground floor.

**N.B.** All other works beyond work schedule will be treated as extra work, which expenses/cost bear by the Land Owner and must be paid to the Developer before taking possession and/or demand by the Developer, whichever is earlier.

*Chella' sanj' en Maskan*

**IN WITNESSES WHEREOF** the parties hereto set, sealed and subscribed their respective hands and seals on this day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

by the **PARTIES** herein in Kolkata in  
presence of following WITNESSES :

1. Soma Naskar,  
Briji E. Garia,  
Kol - 84.

*Chellin' sanjan Naskar*  
Signature of the Land Owner

2. Samrat Naskar  
Briji (East), Garia,  
Kolkata - 700084

GANAPATI BUILDERS  
*Proprietor*  
Signature of the Developer

Prepared as per instruction by  
the parties herein & Drafted by:

*Surya Prasad Datta Roy*  
WB/753/2002.

**Surya Prasad Datta Roy**  
**Advocate**  
Alipore Judges' Court,  
Kolkata - 700027.

**MEMO OF MONEY RECEIPT**

**RECEIVED** Rs.2,50,000/- (Rupees Two Lakh and Fifty Thousand) only by the Land Owner from the Developer herein as per terms of this Agreement mentioned hereinabove as following manner :

<b>Date</b>	<b>Bank Name &amp; Branch</b>	<b>Cheque No.</b>	<b>Amount</b>
03/08/2021	Union Bank of India, Jodhpur Park Branch, Kolkata - 700068.	000113	Rs.2,50,000/-
		<b>TOTAL :</b>	<b>Rs.2,50,000/-</b>

(Rupees Two Lakh and Fifty Thousand only)

**WITNESSES :**

1. Soma Naskar .

*Chella Soma Naskar*  
Signature of the Land Owner

2. Samrat Naskar









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

 <i>Chitta Ranjan Naska</i>	left hand					
	right hand					

Name *Chitta Ranjan Naska*

Signature *Chitta Ranjan Naska*

Thumb 1st finger middle finger ring finger small finger

 <i>Rajesh Kumar Saha</i>	left hand					
	right hand					

Name *RAJESH KUMAR SAHA*

Signature *Rajesh Kumar Saha*



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192021220042559908 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 02/08/2021 17:23:29 Bank/Gateway: SBIEPay Payment Gateway  
BRN : 8992221802624 BRN Date: 02/08/2021 17:08:50  
Gateway Ref ID: IGALQTKYD4 Method: State Bank of India NB  
Payment Status: Successful Payment Ref. No: 2001149583/4/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SURYA PRASAD DATTA ROY  
Address: 63 E Block East Baghajatin Station Road Kolkata 86  
Mobile: 9831832151  
Depositor Status: Advocate  
Query No: 2001149583  
Applicant's Name: Mr SURYA PRASAD DATTA ROY  
Identification No: 2001149583/4/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001149583/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	6521
2	2001149583/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	2521
			<b>Total</b>	<b>9042</b>

IN WORDS: NINE THOUSAND FORTY TWO ONLY.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CHITTA RANJAN NASKAR  
BADAL CHANDRA NASKAR  
08/10/1956  
Permanent Account Number  
AEOPN6340Q

*Chitta Ranjan Naskar*  
Signature



*Chitta Ranjan Naskar*



ভারতীয় বিপ্লবী পরিচয় প্রাধিকারণ  
**ভারত সরকার**  
 Unique Identification Authority of India  
 Government of India

ভাগিকাকৃতিক আই ডি/Enrollment No. 1040/19954/08256

To  
 চিত্তরঞ্জন নস্কর  
 Chittaranjan Naskar  
 ১৭/১০/২০১২  
 BRUJI ROAD PURBAPARA  
 GARIA Saranagar  
 Garia South Twenty Four Parganas  
 West Bengal 700084

15921015



MN159210157DF



আপনার আধার সংখ্যা/ Your Aadhaar No.

**5107 8151 5000**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 GOVERNMENT OF INDIA



চিত্তরঞ্জন নস্কর  
 Chittaranjan Naskar  
 পিতা : বাদল চন্দ্র নস্কর  
 Father : BADAL CHANDRA NASKAR  
 জন্ম তারিখ : Your Date of Birth : 1955  
 পুরুষ / Male



**5107 8151 5000**

*Chittaranjan Naskar*



आयकर विभाग  
INCOME TAX DEPARTMENT  
RAJESH KUMAR SAHA



भारत सरकार  
GOVT. OF INDIA

GUNAKANTA PRASAD SAHA

16/01/1979  
Permanent Account Number

BDWPS4705G

Signature



*Rajesh Kumar Saha*

In case this card is lost / found, kindly inform / return to:  
Income Tax PAN Services Unit, UTIISL  
Plot No. 3, Sector 11, CBD Belapur,  
New Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/भेजें।  
आयकर पैन सेवा यूनिट, UTIISL  
प्लॉट नं. 3, सेक्टर 11, नई मुंबई - 400 614



भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No. : 2189/71217/39266

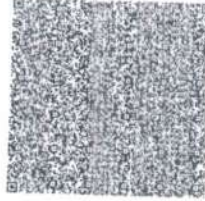
To  
Rajesh Kumar Saha

10/09/2012  
S/O Gunakanta Prasad Saha  
A/78/2, RABINDRA PALLY  
Baghajatin  
Baghajatin, Circus Avenue, Kolkata,  
West Bengal - 700086  
9433487808

68950255



KA689502550FH



आपका आधार क्रमांक / Your Aadhaar No. :

**3805 7710 2947**

मेरा आधार, मेरी पहचान

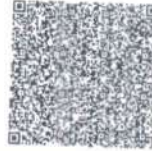


भारत सरकार

Government of India



Rajesh Kumar Saha  
DOB: 16/01/1979  
Male



3805 7710 2947

मेरा आधार, मेरी पहचान

*Rajesh Kumar Saha*



**IDENTITY CARD**  
**ALIPORE BAR ASSOCIATION**

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477

Card No. : IC/846



Name SURYA PRASAD DATTA ROY Advocate

Father's/Husband's name Late Samir Kumar Datta Roy

Address Datta - Villa : 63, Baghajatin E. Block East,  
Baghajatin Station Road Kolkata-700 086

Ph. No. 98318 32151/94332 13723/2425-9830

W.B. Bar Council Enrolment No. WB/753/2002

*Sudhansu Baran*  
SECRETARY

*Surya Prasad Datta Roy*  
*Adv.*

## Major Information of the Deed

Deed No :	I-1605-01694/2021	Date of Registration	03/08/2021
Query No / Year	1605-2001149583/2021	Office where deed is registered	
Query Date	09/07/2021 2:43:02 PM	1605-2001149583/2021	
Applicant Name, Address & Other Details	SURYA PRASAD DATTA ROY Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831832151, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,50,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 57,04,538/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 2,521/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :




District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BRIJI EAST, , Premises No: 55, , Ward No: 110 Pin Code : 700084

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 8 Chatak 18 Sq Ft	1/-	50,29,538/-	Width of Approach Road: 14 Ft.,
<b>Grand Total :</b>				<b>7.4663Dec</b>	<b>1 /-</b>	<b>50,29,538 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1000 sq ft</b>	<b>1 /-</b>	<b>6,75,000 /-</b>	




**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri CHITTA RANJAN NASKAR</b> Son of Late Badal Chandra Naskar Executed by: Self, Date of Execution: 03/08/2021 , Admitted by: Self, Date of Admission: 03/08/2021 ,Place : Office	 03/08/2021	 LTI 03/08/2021	 03/08/2021
Brij Purba Para, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx0Q, Aadhaar No: 51xxxxxxxx5000, Status :Individual, Executed by: Self, Date of Execution: 03/08/2021 , Admitted by: Self, Date of Admission: 03/08/2021 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>GANAPATI BUILDERS</b> 78, Rabindra Pally, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 , PAN No.:: BDxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri RAJESH KUMAR SAHA (Presentant )</b> Son of Late Guna Kanta Prasad Saha Date of Execution - 03/08/2021, , Admitted by: Self, Date of Admission: 03/08/2021, Place of Admission of Execution: Office	 Aug 3 2021 2:13PM	 LTI 03/08/2021	 03/08/2021
A/78/2, Rabindra Pally, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxx5G, Aadhaar No: 38xxxxxxxx2947 Status : Representative, Representative of : GANAPATI BUILDERS (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Surya Prasad Datta Roy</b> Son of Late S K Datta Roy Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	03/08/2021	03/08/2021	03/08/2021

Identifier Of Shri CHITTA RANJAN NASKAR, Shri RAJESH KUMAR SAHA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri CHITTA RANJAN NASKAR	GANAPATI BUILDERS-7.46625 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri CHITTA RANJAN NASKAR	GANAPATI BUILDERS-1000.00000000 Sq Ft

On 03-08-2021

**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 12:05 hrs on 03-08-2021, at the Office of the A.D.S.R. ALIPORE by Shri RAJESH KUMAR SAHA ..

**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 57,04,538/-

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

Execution is admitted on 03/08/2021 by Shri CHITTA RANJAN NASKAR, Son of Late Badal Chandra Naskar, Brij Purba Para, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person

Identified by Mr Surya Prasad Datta Roy, , Son of Late S K Datta Roy, 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 03-08-2021 by Shri RAJESH KUMAR SAHA, Proprietor, GANAPATI BUILDERS (Sole Proprietorship), 78, Rabindra Pally, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Identified by Mr Surya Prasad Datta Roy, , Son of Late S K Datta Roy, 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 2,521/- ( B = Rs 2,500/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/08/2021 5:25PM with Govt. Ref. No: 192021220042559908 on 02-08-2021, Amount Rs: 2,521/-, Bank: SBI EPay ( SBlePay), Ref. No. 8992221802624 on 02-08-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 6,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7193, Amount: Rs.500/-, Date of Purchase: 23/07/2021, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/08/2021 5:25PM with Govt. Ref. No: 192021220042559908 on 02-08-2021, Amount Rs: 6,521/-, Bank: SBI EPay ( SBlePay), Ref. No. 8992221802624 on 02-08-2021, 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 72736 to 72775  
being No 160501694 for the year 2021.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR  
Date: 2021.08.05 12:02:47 +05:30  
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2021/08/05 12:02:47 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)