

5050/22

D. 05/05/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 701256

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

Addl. District Sub-Registrar Behala, South 24 Parganas

19 APR 2022

11.508
18/4/22
2001149272

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this the 19th day of April Two Thousand and Twenty Two (2022)

BETWEEN

- (1) SRI PRADIP BISWAS (PAN – BBBPB2191Q) (AADHAAR NO. 968093755694)
 - (2) SRI DILIP BISWAS (PAN–BMLPB0305D) (AADHAAR NO. 291335708326)
- both son of Late Gouranga Biswas, both by faith Hindu, both by occupation -- Service, both by Nationality Indian, both residing at A 6/15, Diamond Park, P.O-Joka, P.S-Haridevpur, Kolkata – 700104, District-South 24 Parganas, (3) SMT. SHIKHA GHOSH (PAN – AFQPG3560C) (AADHAAR NO. 513306118256) wife of

Pradip Biswas

D. D. CONSTRUCTION & PROJECT
Deepran Kumar Halder
Proprietor

D. D. CONSTRUCTION & PROJECT

Deepran Kumar Halder
Proprietor

38241

25 FEB 2022

No.....Rs. **100/-** Date.....

Name:.....PINAKI BANJAN DAS
ADVOCATE

Address:.....Regd. No.-WB/1342/2003
Alipore Judges & Criminal Court

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27



A.D.S.R Behata
19 APR 2022
Dist.- South 24 Pgs.

D. D. CONSTRUCTION & PROJECT

Deepak Kumar Halder
Proprietor

Major Information of the Deed

Deed No :	I-1607-05565/2022	Date of Registration	19/04/2022
Query No / Year	1607-2001149277/2022	Office where deed is registered	
Query Date	14/04/2022 1:15:05 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	PINAKI RANJAN DAS ALIPORE COURT, Thana : Alipore, District : South24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433100811, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 54,67,500/-		
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:- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Park (Kalua), , Premises No: 111, , Ward No: 143 Pin Code : 700104

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	5 Katha	1/-	51,97,500/-	Width of Approach Road: 20 Ft.,
Grand Total :				8.25Dec	1 /-	51,97,500 /-	






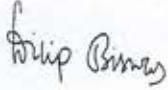


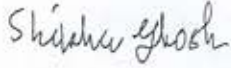
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor :200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	2,70,000 /-	

D. D. CONSTRUCTION & PROJECT





Dipak Kumar
Proprietor

.and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name PRADIP BISWAS (Presentant) Son of Late GOURANGA BISWAS Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office			
	19/04/2022	LTI	19/04/2022	19/04/2022
	DIAMOND PARK, A 6/15, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BBxxxxxx1Q, Aadhaar No: 96xxxxxxx5694, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office			
2	Name DILIP BISWAS Son of Late GOURANGA BISWAS Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office			
	19/04/2022	LTI	19/04/2022	19/04/2022
	DIAMOND PARK, A 6/15, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BMxxxxxx5D, Aadhaar No: 29xxxxxxx8326, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office			
3	Name SHIKHA GHOSH Wife of DURGAPADA GHOSH Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office			
	19/04/2022	LTI	19/04/2022	19/04/2022
	DIAMOND PARK, 18/B, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxxx0C, Aadhaar No: 51xxxxxxx8256, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office			

D. D. CONSTRUCTION & PROJECT







Dipak Kumar
Proprietor

4	Name	Photo	Finger Print	Signature
	REKHA CHOWDHURY Wife of KALYAN CHOWDHURY Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office			<i>Rekha Chowdhury</i>
		19/04/2022	LTI 19/04/2022	19/04/2022
SAROJ PARK, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North24-Parganas, West Bengal, India, PIN:- 700124 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APxxxxxx6C, Aadhaar No: 66xxxxxxx1539, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	KANIKA BISWAS Daughter of Late GAURANGA BISWAS Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office			<i>Kanika Biswas.</i>
		19/04/2022	LTI 19/04/2022	19/04/2022
DIAMOND PARK, A 6/15, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASxxxxxx2R, Aadhaar No: 42xxxxxxx9572, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	D D CONSTRUCTION AND PROJECTS SHIBRAMPUR KD ROAD, 10, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , PAN No.:: AAxxxxxx2P, Aadhaar No: 12xxxxxxx9123, Status :Organization, Executed by: Representative

Representative Details :



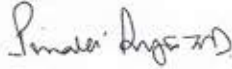
Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>DIPAK KUMAR HALDER Son of Late TULSI HALDER Date of Execution - 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022, Place of Admission of Execution: Office</td> <td></td> <td></td> <td><i>Dipak Kumar Halder</i></td> </tr> <tr> <td></td> <td>Apr 19 2022 1:04PM</td> <td>LTI 19/04/2022</td> <td>19/04/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	DIPAK KUMAR HALDER Son of Late TULSI HALDER Date of Execution - 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022, Place of Admission of Execution: Office			<i>Dipak Kumar Halder</i>		Apr 19 2022 1:04PM	LTI 19/04/2022	19/04/2022
Name	Photo	Finger Print	Signature										
DIPAK KUMAR HALDER Son of Late TULSI HALDER Date of Execution - 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022, Place of Admission of Execution: Office			<i>Dipak Kumar Halder</i>										
	Apr 19 2022 1:04PM	LTI 19/04/2022	19/04/2022										

D. D. CONSTRUCTION & PROJECT

Dipak Kumar Halder
Proprietor

10, Shibrampur, K.D. Road, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxxx2P, Aadhaar No: 90xxxxxxx9554 Status : Representative, Representative of : D D CONSTRUCTION AND PROJECTS (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PINAKI RANJAN DAS Son of Late N.C DAS ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	19/04/2022	19/04/2022	19/04/2022

Identifier Of PRADIP BISWAS, DILIP BISWAS, SHIKHA GHOSH, REKHA CHOWDHURY, KANIKA BISWAS, DIPAK KUMAR HALDER

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PRADIP BISWAS	D D CONSTRUCTION AND PROJECTS-1.65 Dec
2	DILIP BISWAS	D D CONSTRUCTION AND PROJECTS-1.65 Dec
3	SHIKHA GHOSH	D D CONSTRUCTION AND PROJECTS-1.65 Dec
4	REKHA CHOWDHURY	D D CONSTRUCTION AND PROJECTS-1.65 Dec
5	KANIKA BISWAS	D D CONSTRUCTION AND PROJECTS-1.65 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	PRADIP BISWAS	D D CONSTRUCTION AND PROJECTS-80.00000000 Sq Ft
2	DILIP BISWAS	D D CONSTRUCTION AND PROJECTS-80.00000000 Sq Ft
3	SHIKHA GHOSH	D D CONSTRUCTION AND PROJECTS-80.00000000 Sq Ft
4	REKHA CHOWDHURY	D D CONSTRUCTION AND PROJECTS-80.00000000 Sq Ft
5	KANIKA BISWAS	D D CONSTRUCTION AND PROJECTS-80.00000000 Sq Ft

D. D. CONSTRUCTION & PROJECT

Dipak Kumar Halder
Proprietor

On 18-04-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 54,67,500/-

Sandip Biswas

Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 19-04-2022

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

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

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

Presented for registration at 11:50 hrs on 19-04-2022, at the Office of the A.D.S.R. BEHALA by PRADIP BISWAS , one of the Executants.

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

Execution is admitted on 19/04/2022 by 1. PRADIP BISWAS, Son of Late GOURANGA BISWAS, DIAMOND PARK, A 6/15, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Service, 2. DILIP BISWAS, Son of Late GOURANGA BISWAS, DIAMOND PARK, A 6/15, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Service, 3. SHIKHA GHOSH, Wife of DURGAPADA GHOSH, DIAMOND PARK, 18/B, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Retired Person, 4. REKHA CHOWDHURY, Wife of KALYAN CHOWDHURY, SAROJ PARK, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession House wife, 5. KANIKA BISWAS, Daughter of Late GAURANGA BISWAS, DIAMOND PARK, A 6/15, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife

Indetified by Mr PINAKI RANJAN DAS, , Son of Late N.C DAS, ALIPORE, 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 19-04-2022 by DIPAK KUMAR HALDER, PROPRIETOR, D D CONSTRUCTION AND PROJECTS (Sole Proprietorship), SHIBRAMPUR K D ROAD, 10, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700061

Indetified by Mr PINAKI RANJAN DAS, , Son of Late N.C DAS, ALIPORE, 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 19/04/2022 7:50AM with Govt. Ref. No: 192022230009824931 on 19-04-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BQHIVE0 on 19-04-2022, Head of Account 0030-03-104-001-16

D. D. CONSTRUCTION & PROJECT

Dipak Kumar Halder
Proprietor

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 38241, Amount: Rs.100/-, Date of Purchase: 25/02/2022, Vendor name: S DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/04/2022 7:50AM with Govt. Ref. No: 192022230009824931 on 19-04-2022, Amount Rs: 6,920/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BQHIVE0 on 19-04-2022, Head of Account 0030-02-103-003-02



Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

D. D. CONSTRUCTION & PROJECT

Sipat Kumar Halder
Proprietor

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2022, Page from 192368 to 192400

being No 160705565 for the year 2022.



Sandip

Digitally signed by SANDIP BISWAS
Date: 2022.04.26 15:30:44 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 2022/04/26 03:30:44 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

26/04/2022 Query No:-16072001149277 / 2022 Deed No :I - 160705565 / 2022, Document is digitally signed.

Page 33 of 33

D. D. CONSTRUCTION & PROJECT

Sipak Kumar Halder
Proprietor

Durgapada Ghosh, daughter of Late Gouranga Biswas, by faith Hindu, by occupation – Retired, by Nationality Indian, residing at 18/B Diamond Park, P.O-Joka, P.S-Haridevpur, Kolkata – 700104, District-South 24 Parganas, (4) **SMT. REKHA CHOWDHURY (PAN – APYPC4356C)** (AADHAAR NO. 663072981539) wife of Kalyan Chowdhury, daughter of Late Gauranga Biswas, by faith Hindu, by occupation – House wife, by Nationality Indian, residing at Saroj Park, P.O & P.S-Barasat, Kolkata – 700124, District-North 24 Parganas, (5) **MISS KANIKA BISWAS (PAN – ASNPB7152R)** (AADHAAR NO. 425347569572) daughter of Late Gouranga Biswas, by faith Hindu, by occupation – House Hold duty, by Nationality Indian, residing at A 6/15, Diamond Park, P.O-Joka, P.S-Haridevpur, Kolkata – 700104, District-South 24 Parganas, hereinafter referred to and called as the **“OWNERS”** (which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors, administrators and assigns) of the **ONE PART.**

AND

“D.D. CONSTRUCTION & PROJECTS” Proprietorship company having its office at 10, Shibrampur, K.D. Road, P.O. Sarsuna, P.S Sarsuna, Kolkata – 700061, District South 24 Parganas, Represented by its Proprietor **SRI DIPAK KUMAR HALDER**, (PAN – AAZPH0522P) (Aadhaar No. 909237819554) son of Late Tulsi Charan Halder, by faith – Hindu, by occupation – Business, residing at 10, Shibrampur, K.D. Road, P.O. Sarsuna, P.S Sarsuna, Kolkata – 700061, District South 24 Parganas hereinafter referred to and called as the **“DEVELOPER”** (which expression shall unless otherwise repugnant to the context to be deemed to mean and include its successors, executors, legal representatives, administrators and assigns) of the **SECOND PART.**

WHEREAS one Late Khukurani Biswas purchased land measuring more or less 05 Cottahs lying and situated at Mouza-Kalua, Pargana-Magura, Touzi No. 58, 98, J.L No. 22, R.S No. 336, Khatian No. 446, comprising in Dag No. 59 P.S-Behala thereafter Thakurpukur now Haridevpur, District-24 Pargana now South 24 Parganas from Smt. Sureshi Bala Sen by way of Kobala, which was registered on 24/05/1967 in the office of Sub Registrar of Alipore, District 24 Pargana and recorded in Book No. I, Volume No. 74, Pages 40 to 42, being No. 8628 for the year 1967.

Pradip Biswas

D. D. CONSTRUCTION & PROJECT

Deepak Kumar Halder
Proprietor

D. D. CONSTRUCTION & PROJECT

Deepak Kumar Halder
Proprietor

AND WHEREAS after purchase the said Late Khukurani Biswas mutated her name in the record of the Kolkata Municipal Corporation and the property known and numbered as KMC Premises No. 111, Diamond Park under Ward No. 143, Kolkata- 700104.

AND WHEREAS while enjoying and possession the said land the said Khukurani Biswas died intestate on 17/01/2022 leaving behind her two sons **SRI PRADIP BISWAS, SRI DILIP BISWAS** and two married daughters **SMT. SHIKHA GHOSH, SMT. REKHA CHOWDHURY** and one unmarried daughter **MISS. KANIKA BISWAS** as her legal heirs. Gouranga Biswas husband of said Khukurani Biswas died prior to death of said Khukurani Biswas on 05/02/2008.

AND WHEREAS the said **SRI PRADIP BISWAS, SRI DILIP BISWAS, SMT. SHIKHA GHOSH, SMT. REKHA CHOWDHURY** and **MISS. KANIKA BISWAS** become the joint owners of the land measuring more or less 05 Cottahs lying and situated at Mouza-Kalua, Pargana-Magura, Touzi No. 58, 98, J.L No. 22, R.S No. 336, Khatian No. 446, comprising in Dag No. 59, P.S- Thakurpukur now Haridevpur, being Kolkata Municipal Corporation Premises No. 111, Diamond Park under Ward No. 143, Kolkata- 700104, District- South 24 Parganas herein jointly enjoying the right, title and interest of the said property and have enjoying the same by paying rents and taxes to the authorities concerned.

AND WHEREAS the Owners are desirous of developing the said property measuring more or less 05 Cottahs lying and situated at Mouza-Kalua, Pargana-Magura, Touzi No. 58, 98, J.L No. 22, R.S No. 336, Khatian No. 446, comprising in Dag No. 59, P.S- Thakurpukur now Haridevpur, being Kolkata Municipal Corporation Premises No. 111, Diamond Park under Ward No. 143, Kolkata- 700104, District- South 24 Parganas by constructing a new multi storied building comprising of several flats/apartments and other spaces after demolishing the existing structure and the Developer has approached the Owners to carry out and under the aforesaid planned work of development in the said property by constructing a new residential building thereon with own finances and the Owners have agreed on the terms and conditions hereunder appearing.

NOW THIS AGREEMENT WITNESSTH and it is hereby agreed and declared by and between the parties hereto as follows:-

Pradip Biswas

D. D. CONSTRUCTION & PROJECT

Deepta Kumar Halder
Proprietor

D. D. CONSTRUCTION & PROJECT

Deepta Kumar Halder
Proprietor

ARTICLE - I : DEFINATION :

In these presents unless there is something inconsistent with or repugnant to the subject or context.

- 1.1 **OWNERS'** : shall mean **SRI PRADIP BISWAS, SRI DILIP BISWAS, SMT. SHIKHA GHOSH, SMT. REKHA CHOWDHURY and MISS. KANIKA BISWAS** their successors, legal representatives and assigns.
- 1.2 **DEVELOPERS:** Shall mean "**D.D. CONSTRUCTION & PROJECTS**" Proprietorship company having its office at 10, Shibrampur, K.D. Road, P.O. Sarsuna, P.S Sarsuna, Kolkata - 700061, District South 24 Parganas, Represented by its Proprietor **SRI DIPAK KUMAR HALDER** , (PAN - AAZPH0522P) (Aadhaar No. 909237819554) son of Late Tuls Charan Halder, by faith - Hindu , by occupation - Business , residing at 10, Shibrampur, K.D. Road, P.O. Sarsuna, P.S Sarsuna, Kolkata - 700061, District South 24 Parganas for time being its perspective legal heirs , successors in office , administrators , representatives and assigns.
- 1.3 **PREMISES/PROPERTY** : Shall mean the entire plot of **ALL THAT** piece and parcel of Bastu land measuring more or less 05 Cottahs lying and situated at Mouza-Kalua, Pargana-Magura, Touzi No. 58, 98, J.L No. 22, R.S No. 336, Khatian No. 446, comprising in Dag No. 59, P.S- Thakurpukur now Haridevpur, being Kolkata Municipal Corporation Premises No. 111, Diamond Park under Ward No. 143, Kolkata- 700104, District- South 24 Parganas at present Addl. District Sub - Register office Behala, within the limits of the Kolkata Municipal Corporation, south Suburban Unit , Behala, described in the Schedule 'A' hereunder written.
- 1.4 **LAND** : Shall mean the land contained in the said property mentioned in the below.
- 1.5 **OLD BUILDING** : Shall mean Cemented two storied building, having an area of 200 sqft in the Ground floor and 200 sqft in First floor, on the said land.
- 1.6 **BUILDING** : Shall mean the proposed multi storied building consisting of space and / or flats , parking spaces and other structure which the parties. hereto propose to erect in or upon the said property.
- 1.7 **COMMON EXPENSES** : Shall mean and include the expenses for common purpose as mentioned in the schedule 'E' hereunder written.
- 1.8 **SERVICE COMPANY** : Shall mean and association , syndicate, society or limited company and / or body or institution that may be formed or nominated by the Owners' and / or Developer for the maintenance of the common parts.

Pradip Biswas

D. D. CONSTRUCTION & PROJECT

D. D. CONSTRUCTION & PROJECT

Dipak Kumar Halder

Proprietor

Dipak Kumar Halder

Proprietor

- 1.9 **COMMON FACILITIES** : Shall include the common areas and facilities in the building for the use of the Owners', Developer and all occupiers of the flats and spaces of the building as mentioned in the schedule 'D' hereunder written.
- 1.10 **CONSTRUCTED AREA** : Shall mean the total constructible areas as may be sanctioned by the K M C .
- 1.11 **SALEABLE SPACE** : Shall mean the space in the building available after construction for independent use and occupation after making the due provision for common facilities and the spaces required thereof including undivided proportioned share or in respect of the land except the reserved for the Owners' mentioned as " OWNER'S ALLOCATION".
- 1.12 **OWNERS' ALLOCATION** : Shall mean SRI PRADIP BISWAS, SRI DILIP BISWAS, SMT. SHIKHA GHOSH, SMT. REKHA CHOWDHURY and MISS. KANIKA BISWAS will be allotted by the Developer and be entitled to and shall get Entire Second Floor AND Two self contained 2BHK Flats on the Ground floor.
- 1.13 **DEVELOPERS ALLOCATION** : Shall mean the balance flats / units / spaces / Car parking space as would be constructed on the proposed building after deducting the Owner's allocation as stated above together with proportioned share and / or interest in the land and the common areas and facilities as mentioned in the Schedule 'B' Part – II hereunder written.
- 1.14 **THE ARCHITECT** : Shall mean any qualified person or persons or firm or firms having the proper and requisite license as building Architect from the Kolkata Municipal Corporation appointed or nominated by the Developer with the written approval of Owners' as Architect of the building to be constructed in the said premises.
- 1.15 **THE ADVOCATE**: Shall mean SRI PINAKI RANJAN DAS, Alipore Court, Kolkata 700027.
- 1.16 **ROOF** : Shall mean and include the entire open space of the roof and / or top of the building, excluding the space required for installation of overhead tank, T.V Antenna, stair-case cover and other facilities.
- 1.17 **TRNSFEREE** : Shall mean the person or persons to whom any space in the building has been agreed to be transferred.
- 1.18 **ENCUMBRANCES** : Shall mean charges, liens, lispence, claims, liabilities trusts, demands, acquisition and requisition of Government and public authorities.

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Proprietor

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- 1.19 **FORCE MAJURE** : Shall mean flood, earthquake, riot, storm, tempest, civil commotion, strike lock out etc.
- 1.20 **SUPER BUILD UP AREA** : Shall mean and include total constructed flat area along with proportionate common passage, stair case and landing etc.
- 1.21 **SINGULAR NUMBER** : Shall mean the plural and vice-versa.
- 1.22 **MASCULINE** : Shall include the feminine and vice-versa.

ARTICLE : II – TITLE & INDEMNITY

- i) The Owners' hereby declare that they are the absolute Joint Owners in respect of the said property and the same is free from all encumbrance and the Owners have a good and marketable title in respect thereof and there is no impediment to the development of the said property and / or constructing the work of the construction of the building by the Developer in the manner as herein agreed upon.
- ii) The title deed and other related paper in respect of the said property shall be kept with and / or in the custody of the Developer and the same shall hand over after completion of the entire project work.
- iii) The Owners agreed that after the execution of this agreement the Owners will not in any manner encumber, mortgage, sell, transfer, let out or otherwise deal with or dispose of the said property or portion thereof except in the manner as herein expressly provided.
- iv) The Owners hereby also undertake that the Developers shall be entitled to construct and complete the new building on "THE SAID PROPERTY" and to retain the Developers portion therein after handing over the possession of the Owners allocation in complete and finished condition without any interruption or interference from the Owners or any person or lawfully claiming through or under the Owners and the Owners thereby undertake to indemnify and keep the Developer indemnified against all losses, damages, costs, charges and expenses incurred as a result of any breach of this undertaking and the Owners also undertake that not to claim any further space allocation or monetary benefit.

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- v) The Developers also hereby undertake to construct the new building in accordance with the sanction plan and undertake to pay all damages, penalties and / or compounding fees, if any, payable to the authority or authorities concerned or relating to and deviation.
- vi) In carrying out the said development work and / or construction of the new building herein agreed upon the Developer shall keep the Owners indemnified from and against all third party or compensation and action due to any act or omission, commission or technical defect of the Developers or any accident in or related to the construction of the building for which the legal responsibility shall be of the Developer.
- vii) That the Developers can mortgage its 'Developers Allocated' Flats and spaces to any financial institution of sanctioning the loan and in that event the Owners' have no objection.

ARTICLE : III - EXPLOITATION RIGHTS :

The Developers shall get the additional building plan from time to time as may required by the Kolkata Municipal Corporation or the Government or any other authority or to comply with such sanction, permission, clearance and approval of the Owners'. All costs, expenses and payments required for the preparation and / or modification in the plan and sanction of the plans and all other incidental expenses for the above noted purpose stated here above shall be paid and born by the Developer herein, provided always that the bye laws, rules and regulations.

ARTICLE : IV - BUILDING.

- i) The Developers will at its own costs construct the building in or upon the said property in accordance with the sanctioned plans without any hindrance of disturbances by or on behalf of the Owners or any person claiming under them. The Developer will ensure that the building shall confirm to Class-I standard buildings and is made with best available materials and provide with facilities as specified in the Schedule C hereunder written. In case any damage is caused with in maintenance period to the portion of the Owners' due to issue low quality materials then the developer shall be liable to repair that damage at her own cost.

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- ii) The Developers shall be entitled to apply to obtain quotas, entitlement and other allocation of for cement, steel, bricks and other materials as may be allowable for the construction of the building.
- iii) The Developers shall be entitled at its own costs to apply for and obtain temporary and/ or gas to the building and other public utilities and Developers shall be entitled to all refunds or payments and/ or deposits made by the Developer to any authority, firm or persons.
- iv) All papers as may be required of the building shall be signed by the said Owners.
- v) The Owners will make the said property available to the Developer immediately on execution of these presents for the preliminary and reparatory work for its development and construction of the building.
- vi) The Developers shall abide by all the laws, bye laws, rules and regulations of the Government, Municipality, local bodies and other concerned authorities as the case may be and shall attend to answer and be responsible for any deviation, violation and/ or breach of any of the laws, facilities to the said property during the period of construction. The Owners or their legal heirs or assigns shall sign, execute and deliver all papers and applications signifying their consent and approval to enable the Developer to obtain such utility services and facilities. If the Developers wrongfully or illegally use the approval papers signed by the Owners then this agreement will be treated as cancelled.
- vii) The Developers hereby undertake to prepare the new building plan and keep it ready for submission before the authorities concerned for the sanction thereof. After receipt of the sanctioned plan from the Kolkata Municipal Corporation and to complete the construction of the building diligently and expeditiously and to hand over the Owner's allocation peaceful vacant possession to the Owner's allocation portion to the Owners within 30 (thirty) months from the date of Plan sanction unless prevented by circumstances beyond its control, in such eventualities in either case the time shall be reasonably extended by the Owners', addition six months respectively.
- viii) The Owners shall vacate the said premises and after obtaining the vacant possession of the said premises the Developers shall at its own costs

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and expenses demolish the structure at the premises and the Developers shall be entitled to all debris and other building materials. The Developer will provide 3(three) alternative accommodation until possession of the Owners allocation.

- ix) That after exestuation of this agreement the Owners shall also execute development Power of Attorney in favour of the Developer authorizing its for certain purpose mention therein.

ARTICLE V : COMMON FACILITIES:

1.(i) The Owners will bear and pay all rates and all other outgoing taxes in respect of the said premises till the end of last quarter immediately preceding the execution of the agreement. Thereafter the Developers shall bear and pay all rates and taxes and other outgoing in respect of the said premises till the Owners provided with the Owners portion of the building.

ii) From the date of handing over the Owners portion to the Owners or their nominee or nominees on its due completion, the Owners will be exclusively responsible for payment of all due Municipal taxes, rates and all other outgoing and imposition whatsoever (herein after referred to as the said rates) payable in respect of the Owners portion. Similarly, the Developer and / or its nominee or nominees shall be responsible for payment of the said rates payable in respect of the Developers portion from the date of its completion by the Developers. In case the said rates are levied on the building as a whole, then and in such event it shall be apportioned pro-rate.

iii) From the date of delivery of possession of the Owners portion on due completion to the Owners and/ or his nominee or nominees as the case may be, they shall be responsible to bear and shall forthwith pay on demand to the Developer and or its nominee or nominees or an association of flat Owners in when such an association is formed the prorata service charge for common facilities in the buildings in regard to the Owners portion. The said charge shall include insurance premium for the building water and scavenger's charges lights, sanitation

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- repairs and renewals, salary for the security guards and/ or durwans and management of the common facilities, renovation, repairs, maintenance charges and other incidental expenses for the building etc similarly, as and on from the said date the Developer or nominees shall be responsible to play and bear as shall forthwith pay the proportioned share in respect of the aforesaid service charges of the Developers allotted portion.
2. The Developers have duly examined/ inspect all documents relating to the said premises and being satisfied have accepted the title of the Owners to the premises to good and marketable and shall not raise any dispute and/ or objection with regard thereto.
 3. That any previous dues in K.M.C tax shall be borne by the Owners. All taxes and outgoing with regard to the said premises from the date of handing over the possession till such time the new building is completed shall be borne by the Developers.
 4. During the continuance and until such time the building is completed the Owners will not prevent the Developer in any way or interfere with the quite and peaceful possession and enjoyment of the said premises and shall not cause any obstruction or interference in the construction and completion of the building in accordance with the plan, except the Developers is not carrying out their obligation in terms of this agreement. Owners may inspect the site time to time.
 5. The Owners hereby ensure and undertake to obtain the necessary certificate under section 230(A) of the Income Tax, 1961 and under Land Ceiling (Ceiling & Regulation) Act, 1976 if any the cost of the Developers.
 6. The Owners will from time to time at the request and cost of the Developers made prepare sign verify affirm and execute all necessary maps plans, forms, application, petitions, affidavits and other papers, documents and writings in order to enable the Developers to get the additional plan or modification of plan if required by the Kolkata Municipal Corporation and/ or other appropriate bodies or authorities.
 7. The Developers and/ or its nominee or nominees shall be duly authorized empowered by the Owners by and under a duly executed

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Power of Attorney in favour of the Developers and/ or its nominee or nominees to use sanction plan/ plans by the Kolkata Municipal Corporation and/ or other concerned bodies and/ or authorities and for such purpose to do all acts, matters, deeds and things necessary for fully and effectively representing the Owners before all relevant authorities.

8. The map/ maps, plan/ plans, specifications, drawings etc in respect of the construction of the aforesaid new building shall be prepared as per the desire and approval of the Developers and the costs the expenses for the same shall be borne and paid by the Developers and the Developers is hereby authorized by the Owners to appoint architect, engineers etc of its own choice to get the works done and completed with expenditure. Such costs and expenses shall form part of the expenses of development of the said property.

9. It is hereby expressly made clear that if the Developers comply with all terms, conditions and stipulations of these presents the Owners and/ or any person or persons claiming under them shall not for any reason or in any manner whatsoever interfere with or hinder prohibit injunct or stop the Developers and/ or their men, agents, servants, nominees or representatives for carrying out the development of the said property in terms of this agreement including the construction and/ or selling of the spaces of the said property shall be final and binding on all the parties and shall not be questioned by any one in any ground whatsoever excepting on grounds, mentioned herein.

10. That the Owners and Developers declare that this agreement with power still operative until hand over the Developers allocation.

11. The Owners hereby authorize the Developers to do all works necessary for or required for the construction on the building on the said property including apply for and obtaining electric, water and drainage connection and other utilities and to sign on behalf of the Owners and represent him before the relevant authorities. The Owners undertake to sign, verify, execute, affirm and if necessary register all such papers, documents, deeds, affidavits, application, plans, letters in writings including Power of Attorney, if so required, in favour of the Developer or its representatives and to do at the request to be done in connection with the construction and development of the building on the said property.

The Owners further undertakes to fully assist and co-operate with the

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Developers at the request of the Developers in development of the said property and not to delay or hinder the same in any manner whatsoever.

12. Out of the total constructed area of the new building/ buildings to be constructed by the Developers, the Developers will make over to the Owners Allocation as stated hereinabove. In respect of the balance area of the new building Owners herein permanently and exclusively appoint and authorize the Developer and/ or their nominee or nominees to secure purchaser/ purchasers and/ or lessee/ lessees at such rates and on such terms and conditions as may be mutually agreed by and between such purchaser/ purchasers and/ or lessee/ lessees and the Developer and to receive the consideration money. The Owners hereby also authorize the Developers to appropriate to itself the entire consideration moneys received from such purchaser/ purchasers and/ or lessee/ lessees as and by way of its remuneration and/ or compensation for development of the said property by construction of a new building including the reimbursement of the costs. Expenses and charges incurred by the Developer in respect of the said property and construction of the said new building. It is clarified that the Developers shall be exclusively entitled to receive and/ or collect the consideration money payable by the purchaser/purchasers and/ or lessee/ lessees and the Owners shall not be entitled to claim any account from the Development in respect of the work of development and/ or construction with regard to the costs, expenses and charges incurred and/ or paid by the Developer in connection therewith and/ or any account in respect of the consideration money/ moneys received and/ or receivable by the Developer. The Owners will in this respect duly execute and make over to the Developers or its nominee/ nominees in Power of Attorney for such purposes in favour of the Developer and/ or their nominee or nominees. The Owners will not be responsible for any transaction by the Developers with any person for the Developers allocation.

13. The Developers shall be at liberty to negotiate with the intending purchaser/ purchasers and/ or lessee/ lessees for sale/ lease of the constructed space/ spaces in the building and/ or other construction to be erected by the Developers on the land comprised in the said property and

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allotted to the Developers as consideration together with proportionate right in the land comprised in the said property and to sell, transfer, convey assure and/ or lease the same to such intending and/ or actual purchaser/ purchasers and/ or lessee/ lessees for and on behalf of and/ or in the name of the Owners and the said facts shall be appraised to the Owners.

14. To sign and execute proper deed/ deeds of conveyance either in favour of the Developers and/ or in favour of the nominee or nominees and/ or assigns as the cause may be from time to time in respect of the undivided proportionate share or interest in the land at the aforesaid premises being allotted to the Developers to register the same whenever necessary at the cost of the Developers, after hand over the Owners allocation.

15. The Owners or the Developers or any of their transferees shall not use or permit use of their respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use or allow the use thereof for any purpose which may create a nuisance or hazard to the other occupiers of the buildings.

16. The Owners or Developers or any of their transferees shall not demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural allocation therein without the previous consent of the management society/ association that the occupiers of the proposed building may form in future.

17. The Developers with the concurrence of the Owners shall entitle to frame a scheme for the management and administer of the said building and/ or common areas and facilities thereof. The parties hereto agree to abide by all such rules and regulations of such management/ society/ association and hereby give their consent to abide by the same.

18. Neither in this agreement shall be constructed as a demise or assignment or consequences in law by the Owners of the said property or any trust thereof to the Developer or as creating any right, title or interest in respect thereof in favour of the Developers other than an exclusive right

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to the Developers to commercially exploit the Developers allocation thereof.

19. The Owners, Developers and Purchaser for their flats or portions will bear and pay all expenses of the sub-meter in respect of the said.

SCHEDULE " A " ABOVE REFERRED TO :

ALL THAT piece and parcel of Bastu land measuring more or less 05 Cottans with two storied building, having an area of 200 sqft in the Ground floor and 200 sqft in First floor, lying and situated at Mouza-Kalua, Pargana-Magura, Touzi No. 58, 98, J.L No. 22, R.S No. 336, Khatian No. 446, comprising in Dag No. 59, P.S- Thakurpukur now Haridevpur, being Kolkata Municipal Corporation Premises No. 111, Diamond Park under Ward No. 143, postal address A 6/15, Diamond Park, Kolkata- 700104, District- South 24 Parganas at present Addl. District Sub – Registrar office Behala, within the limits of the Kolkata Municipal Corporation, South Suburban Unit, Behala butted and bounded in the manner following :-

BY THE NORTH : Land of Surendra Kumar Bhowmick.
 BY THE SOUTH : 20' feet wide KMC Road
 BY THE EAST : Land of Aloke Sarkar
 BY THE WEST : Land of Sureshi Bala Sen.

SCHEDULE " B " ABOVE REFERRED TO

OWNERS ALLOCATION

PART - I

The Owners Shall mean SRI PRADIP BISWAS, SRI DILIP BISWAS, SMT. SHIKHA GHOSH, SMT. REKHA CHOWDHURY and MISS. KANIKA BISWAS will be allotted by the Developer and be entitled to and shall get Entire Second Floor AND Two self contained 2BHK Flats on the Ground floor.

DEVELOPERS ALLOCATION

PART - II

ALL THAT piece and parcel or the balance flats/ units/ spaces as would be constructed on the proposed building after deducting the Owner's allocation as stated in Schedule "B", Part- I, together with proportioned share and/ or interest in the land and the common area and facilities at the Municipal Corporation Premises. No. 111, Diamond Park under Ward No. 143, Kolkata- 700104, District-South 24 Parganas.

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SCHEDULE " C " ABOVE REFERRED TO :

(Specification of Construction)

- A. **FOUNDATION:** The Building is Designed on RCC Footing and Frame as Per Design.
- B. **WALLS:** All the external walls shall be 200 mm thick brick with cement plaster. All internal partition walls will be 75mm and Flat partition and stair partition will be made 125 mm thick brick with both side cement plaster as per approved Drawing. All internal wall will be finished with Wall Putty.
- C. **DOORS:** All door frames except toilet shall be 4"x2.5" Sal wood, verandah and kitchen shall be 3"x2.5" Sal wood. All door shutters shall be 25.4 (min) mm thick factory made shutter of flash type and with the following fittings such as M.S. hinges, Steel door handle, 200 mm Steel hatch bolt. Toilet and W.C door shutters and frame will be made by P.V.C.
- D. **WINDOWS:** All the windows shall be Aluminium sliding with flat 3.5 mm glass panels.
- E. **M.S.GRILL:** All M.S. Railings / window etc. shall be as per architect's design to 10 mm. square bar M.S. flats to be painted by 2 coats of enamel primer with paint.
- F. **FLOORING :** All the flooring shall be of Marble Stone/ Floor tiles and skirting in 4 inch. All the toilets shall have 5' 6" wall tiles. All kitchen platforms shall be 450 mm wide, 6 feet long, finished by Black Stone.
- G. **INTERNAL FINISH TO WALLS:** All internal walls and ceiling /living/drawing/bedrooms/kitchen/bathroom and balcony shall be finished with Wall Putty.
- H. **EXTERNAL PAINTING:** All external walls be painted with 2 coats of cement base paint.
- I. **SANITARY & PLUMBING:** All the internal soil and waste water pipes shall be 50 mm to 100mm dia P.V.C. concealed in floor and passage. All the external venial soil, sent and waste water pipes shall be in 50mm to 100mm P.V.C. pipes joined with cement expose on walls. All the rain pipes shall be 4" / 3" Suprime P.V.C. pipes. All the water supply shall be ½" Suprime P.V.C (ISI), internal or concealed in walls. All the sanitary fittings fixtures shall be of

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standard good qualities and each flat shall be provided with Hinware/Nelco/Disan Commode with P.V.C cistern. 1 no. wash basin 20" x 16" fitted shower with hot & cold water provision in one bathroom. All bathroom fittings such as stopcock, bibcock etc. be in C. P. Brass.

J. WATER SUPPLY: Each flat will be provided with water supply from over head tank made as per approved drawing of K.M.C. Over head water PVC tank shall be filled up by water pumps from underground water reservoir to ensure water supply to be supplied by K.M.C.

K. ELECTRIFICATION: All the internal wiring shall be concealed. All switches bearer of M.S. flushed with the walls acrylic cover, all switches of good quality shall be provided. Each bedroom shall be provided with 2 (Two) light point + 1 (one) fan point + 1 .5 amp. Plug point + 1 (one) night lamp point. Each drawing and dining room shall be provided with 2 (Two) light points + 1 (one) fan point + 1 (one) point for refrigerator + 1 (one) T.V. point, 1(one) calling bell point. Each kitchen shall be provided with 1 (one) light point + 1 (one) 5 amp plug point + 1 (one) exhaust fan point + 1 (one) Water purify point. Each balcony shall be provided with 1 (one) light point. One A/C point in master bed room in each Flat.

LIFT- ISI Standard Lift

C.C T.V

* That the Developer shall arrange and get main supply meter in the said premises with its own costs, each flat Owners shall bear the cost and expenses for getting personal electric meter.

** Beyond the specification mentioned above any extra work cost born by the flat owners as per that time present market value.

SCHEDULE 'D' ABOVE REFERRED TO :

(Common Areas and Facilities)

1. The foundation, columns, girders beams, supports, main walls, corridors.
2. Path and passage for egress and ingress from and to the said flat.
3. The free ingress and egress of car from parking.
4. Staircase including the roof rights.

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5. Common passage from K.M.C road to the Ground floor stair landing, water pump, water tank, reservoir and other plumbing installations and pump room.
6. Common passage, drive ways, common areas under ground over head water reservoir.
7. Electrical wiring, motors, meter room, electrical fittings (except those which are installed for any particular unit) Electrical Sub-Station etc.
8. Boundary wall and main gate.
9. Such other fittings, equipment and fixtures which are being used commonly either for the common purpose or needed for using the individual facilities/amenities.
10. Sewers.
11. Common plumbing and other common relation.
12. Roof of the building.
13. Caretaker Room.
14. Lift, Lift Room, Lift well
15. Spaces between the boundary wall and outer wall of the building.
16. Electric Room.
17. Such others common facilities and spaces as may be specially provided for

SCHEDULE 'E' ABOVE REFERRED TO :

(Common Expenses)

1. The expenses of maintaining, repairing, redecorating etc of the main structure and in particular the roof gutter and rain water pipes of the Building an enjoyed or used the purchaser/purchasers in common with the other occupiers of other Flats and the main entrance, passages, landings and staircases of the Building as enjoyed by the purchaser in common as aforesaid the Boundary walls of the Building compound etc.
2. The costs of cleaning and lighting the passages, landing staircase and other part of the building as enjoyed or used by purchaser in common as aforesaid.
3. The cost of the salaries of the, collectors, chowkidars, sweepers, electricians, Lift man etc.

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4. Cost of working and maintenance of water, light, and Lift maintenance charge and service charges and the cost of electricity for lighting the common areas and Lift.

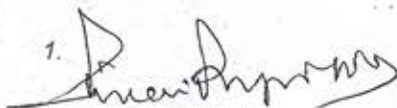
5. Insurance of the building.

6. Capital or recurring expenditure for replacement and re-building of the flats, building and of any common facilities utilities.

7. Such other expenses as per demand by the society/owner's Association of the building necessary or incidental for the maintenance and up keep of the Building.

IN WITNESS WHEREOF the Parties put their respective signature on the day, month and year first above written.

WITNESSES :-

1. 

Alipore Court
Col. 27

2. Samar Kumar Das.
54c. B.L.T. Road.
Col - 700060

1) Pradyo Biswas

2) Anup Biswas

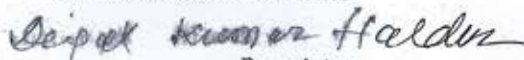
3) Shikha Ghosh

4) Rekha Chowdhury

5) Kanika Biswas.

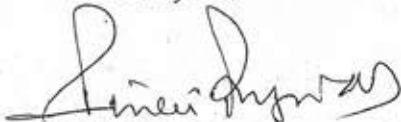
.....
SIGNATURE OF THE OWNERS

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Proprietor

.....
SIGNATURE OF THE DEVELOPER

Drafted by me:-



PINAKI RANJAN DAS

Advocate

Alipore Police Court, Kol - 27

Computer Type by :

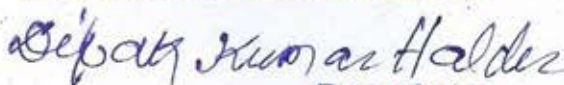
Reema Nayek

1/2, R.N Tagore Road,

Kol - 63



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Proprietor



	THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : MISS KANIKA BISWAS..

SIGNATURE : Kanika Biswas



	THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : SRI DIPAK KUMAR HALDER..

SIGNATURE : Dipak Kumar Halder

PHOTO

	THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE :

PHOTO

	THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE :

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Dipak Kumar Halder
Proprietor



	THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : SRI PRADIP BISWAS..

SIGNATURE : *Pradip Biswas*



	THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : SRI DILIP BISWAS....

SIGNATURE : *Dilip Biswas*



	THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : SMT. SHIKHA GHOSH..

SIGNATURE : *Shikha Ghosh*



	THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : SMT. REKHA CHOWDHURY...

SIGNATURE : *Rekha Chowdhury*

D. D. CONSTRUCTION & PROJECT

Debabrata Kumar Halder
Proprietor

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

GRN Details

GRN: 192022230009824931 Payment Mode: Online Payment
GRN Date: 19/04/2022 07:48:15 Bank/Gateway: State Bank of India
BRN: IK0BQHIVE0 BRN Date: 19/04/2022 07:04:03
Payment Status: Successful Payment Ref. No: 2001149277/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: PINAKI RANJAN DAS
Address: ALIPORE
Mobile: 9433100811.
Depositor Status: Advocate
Query No: 2001149277
Applicant's Name: Mr PINAKI RANJAN DAS
Identification No: 2001149277/3/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001149277/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	2001149277/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				6941

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.

D. D. CONSTRUCTION & PROJECT

Dipak Kumar Halder
Proprietor



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Verith Pan on

Query No / Year	2001149277/2022	Office where deed will be registered
Query Date	14/04/2022 1:15:05 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	PINAKI RANJAN DAS ALIPORE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433100811, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration (No of Declaration : 2)	
Set Forth value	Market Value	
Rs. 2/-	Rs. 54,67,500/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, P.S.- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Park (Kalua), Premises No: 111, Ward No: 143 Pin Code : 700104

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	5 Katha	1/-	51,97,500/-	Width of Approach Road: 20 Ft.,
Grand Total :				8.25Dec	1/-	51,97,500/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	1/-	2,70,000/-	

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D. D. CONSTRUCTION & PROJECT

Deputy Kumar Halder
Proprietor

Pradip Biswas

D. D. CONSTRUCTION & PROJECT

Deputy Kumar Halder
Proprietor

Record Details :			
	Name & address	Status	Execution Admission Details :
1	PRADIP BISWAS Son of Late GOURANGA BISWASDIAMOND PARK, A 6/15, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BBxxxxx1Q, Aadhaar No: 96xxxxxxxx5694, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	DILIP BISWAS Son of Late GOURANGA BISWASDIAMOND PARK, A 6/15, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BMxxxxx5D, Aadhaar No: 29xxxxxxxx8326, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	SHIKHA GHOSH Wife of DURGAPADA GHOSHDIAMOND PARK, 18/B, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxx0C, Aadhaar No: 51xxxxxxxx8256, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	REKHA CHOWDHURY Wife of KALYAN CHOWDHURYSAROJ PARK, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APxxxxx6C, Aadhaar No: 66xxxxxxxx1539, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	KANIKA BISWAS Daughter of Late GAURANGA BISWASDIAMOND PARK, A 6/15, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASxxxxx2R, Aadhaar No: 42xxxxxxxx9572, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :			
Sl No	Name & address	Status	Execution Admission Details :
1	D D CONSTRUCTION AND PROJECTS SHIBRAMPUR K D ROAD, 10, City:- , P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 PAN No.:: AAxxxxx2P, Aadhaar No: 12xxxxxxxx9123, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

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1 VARNAS

Proprietor

Proprietor

D. D. CONSTRUCTION & PROJECT

Debi Prasad Kumar Halder
Proprietor

Representative Details :

No	Name & Address	Representative of
1	DIPAK KUMAR HALDER Son of Late TULSI HALDER 10, Shibrapur, K.D. Road, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxx2P, Aadhaar No: 90xxxxxxx9554	D D CONSTRUCTION AND PROJECTS (as PROPRIETOR)

Identifier Details :

Name & address
Mr PINAKI RANJAN DAS Son of Late N.C DAS ALIPORE, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of PRADIP BISWAS, DILIP BISWAS, SHIKHA GHOSH, REKHA CHOWDHURY, KANIKA BISWAS, DIPAK KUMAR HALDER

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PRADIP BISWAS	D D CONSTRUCTION AND PROJECTS-1.65 Dec
2	DILIP BISWAS	D D CONSTRUCTION AND PROJECTS-1.65 Dec
3	SHIKHA GHOSH	D D CONSTRUCTION AND PROJECTS-1.65 Dec
4	REKHA CHOWDHURY	D D CONSTRUCTION AND PROJECTS-1.65 Dec
5	KANIKA BISWAS	D D CONSTRUCTION AND PROJECTS-1.65 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	PRADIP BISWAS	D D CONSTRUCTION AND PROJECTS-80.00000000 Sq Ft
2	DILIP BISWAS	D D CONSTRUCTION AND PROJECTS-80.00000000 Sq Ft
3	SHIKHA GHOSH	D D CONSTRUCTION AND PROJECTS-80.00000000 Sq Ft
4	REKHA CHOWDHURY	D D CONSTRUCTION AND PROJECTS-80.00000000 Sq Ft
5	KANIKA BISWAS	D D CONSTRUCTION AND PROJECTS-80.00000000 Sq Ft

Owner and Land or Building Details as received from KMC:

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 711430600120 Premises No. : 111 Ward No. : 143 Street Name : DIAMOND PARK	Ref Deed No. : I-03628/67 Date Of Registration : May 24, 1967 Office Where Registered :	Owner Name : KHUKURANI BISWAS Owner Address : A-6/15, DIAMOND PARK , P.O. JOKA, P.S HARIDEV PUR , KOLKATA Pin No. : 700104	Character of Premises: Constructed Building Total Area of Land: 5 Cottah,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 14-05-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 14-05-2022)

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office

Pradip Biswas

D. D. CONSTRUCTION & PROJECT
Dipak Kumar Halder

Proprietor

D. D. CONSTRUCTION & PROJECT

Dipak Kumar Halder
Proprietor

- Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
 5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
 6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
 7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
 8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
 9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
 11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS,D.S.R. - I I SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. BEHALA,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA

D. D. CONSTRUCTION & PROJECT

Deepak Kumar Halder
Proprietor

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Query No: 2001149277 of 2022, Printed On : Apr
19 2022 11:37AM, Generated from Registration
office

Pradip Biswas

D. D. CONSTRUCTION & PROJECT
Deepak Kumar Halder
Proprietor

Pradip Biswas

D. D. CONSTRUCTION & PROJECT
Deepak Kumar Halder
Proprietor