

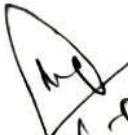
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 2-9-2597-2023  
 U.C.T.L. Case No.  
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Certified that the document is admitted to registration. The Signature sheets and the endorsement sheets attached with this documents are part of this document.

Addl. Dist. Sub-Registrar  
 Alipore, South 24 Parganas

27 APR 2023

**DEVELOPMENT AGREEMENT**

**THIS MEMORANDUM OF JOINT VENTURE** is made this 26<sup>th</sup> day of April, Two Thousand Twenty Three (2023).

**BETWEEN**

1) **SMT MANJU ROY** (AADHAAR- 4123-6193-1433) (PAN NO.- AYBPR5367C) wife of Late Prasad Kumar Roy, by faith Hindu, by Nationality-Indian, by Occupation- House-wife, residing at - E-219,

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Sl. No. \_\_\_\_\_  
 Re. 5000/-  
 Name Subhajit Mondal  
 Address 9 APC Park, Baghajatin, K-86.

*jm*

**SMRUTI BIKASH DAS**  
 Govt. License Stamp Vendor  
 Alipore Police Court  
 Kat-27

CM 850 H

✓ Subhajit Mondal



VCNO. 846

✓ Subhajit Mondal



VCNO 847

✓ Manju Roy



VCNO 848

✓ Dhruvrajyoti Roy

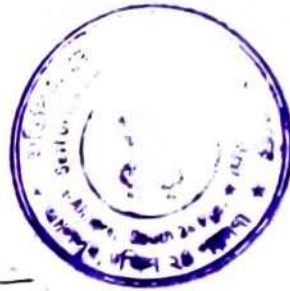


VCNO. 849

✓ Debajyoti Roy



VCNO 850



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 Alipore  
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 South 24 Parganas  
 Kolkata-700027

LTI of Krishnan Mukherjee  
 by the Pen of Shashank Mukherjee

Shashank Mukherjee  
 Deba Mukherjee  
 62A Talpukur Baghajatin  
 Kolkata-700086

Talpukur, Post Office- Baghajatin, Police Station- Patuli, Kolkata-700086, in the District of South 24-Parganas, **2) SRI DHRUBAJYOTI ROY (AADHAAR- 9671-8226-9321)(PAN NO.- BPVPR2682Q)** son of Late Manoj Kumar Roy, by faith Hindu, by Nationality-Indian, by Occupation- Service, residing at – E-219, Talpukur, Post Office- Baghajatin, Police Station- Patuli, Kolkata-700086, in the District of South 24-Parganas, **3) SRI DEBAJYOTI ROY (AADHAAR- 6847-1669-3186)(PAN NO.- BONPR8540G)** son of Late Manoj Kumar Roy, by faith Hindu, by Nationality-Indian, by Occupation- Service, residing at – E-219, Talpukur, Post Office- Baghajatin, Police Station- Patuli, Kolkata-700086, in the District of South 24-Parganas, **4) SMT KRISHNA MUKHERJEE (AADHAAR- 2714-0535-6881)(PAN NO.- FAQPM1245E)** daughter of Late Arun Kumar Roy, by faith Hindu, by Nationality-Indian, by Occupation- House-Wife, residing at – E-219, Talpukur, Post Office- Baghajatin, Police Station- Patuli, Kolkata-700086, in the District of South 24-Parganas, in the District of South 24-Parganas, both hereinafter called and referred to as the **“OWNERS”** (which term or expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, legal representatives, administrators and assigns) of the **FIRST PART**.



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AND

**SRI SUBHAJIT MONDAL (AADHAAR- 2684-0608-0182) (PAN: BCOPM9705R)**, Son of Late Siromoni Mondal, by faith – Hindu, by Nationality-Indian, by occupation – Business, Proprietor **M/S. Subha Construction**, residing at 9, A.P.C. Park, P.O.- Baghajatin, Police Station–Patuli, Kolkata–700086, hereinafter referred to as the **Developer** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the OTHER PART/ SECOND PART.

**WHEREAS** the property in question belonged to Govt. Of West Bengal And Whereas The Govt. Of West Bengal got possession by acquisition as vested to the state.

**AND WHEREAS** the Govt. Of West Bengal as donor gifted 03 Katha 00 Chittaks 00 Sqft. of land appertaining to E/P No.-219, S.P. No.- 941 in C.S. Plot No.-524(P), 526(P) of Mouza-Bademasur under J.L no. 31, Under P.S.- Patuli within District - South 24 Parganas to **SMT MANJU ROY** wife of Late Prasad Kumar Roy by an indenture (hereinafter called & referred to as DEED OF GIFT) dated 13<sup>th</sup> day of September'2022, which was registered in the office of Additional



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District Register at Alipore and entered in Book no. – 1, Vol. no. 1, Pages no 221 to 224, Being no. 56 for the year 2022.

**AND WHEREAS SMT MANJU ROY** as the absolute Owner and in lawful possession and enjoyment of the said landed property by erecting house and she has mutated her name in the K.M.C. recorded as KMC 20 Talpukur Baghajatin Road, Kolkata-700086 under Police Station- Patuli, District 24 Parganas(South), Sub-Registry office at Alipore, at present lying and situated under Kolkata Municipal Corporation, ward no.-101, and Assessee No. 31-101-230020-0.

**AND WHEREAS** thus the said **SMT MANJU ROY** first party herein the absolute Owner of the said property and in lawful & khas possession of the said land and structure.

**AND WHEREAS** the Govt. Of West Bengal as donor gifted 03 Katha 00 Chittaks 00 Sqft. of land appertaining to E/P No.-219A, S.P. No.- 941/1 in C.S. Plot No.-524(P), 526(P) of Mouza-Bademasur under J.L no. 31 , Under P.S.- Patuli within District - South 24 Parganas to **SRI DHRUBAJYOTI ROY** son of Late Manoj Kumar Roy and **SRI DEBAJYOTI ROY** son of Late Manoj Kumar Roy by an indenture (hereinafter called & referred to as DEED OF GIFT) dated 13<sup>th</sup> day of September'2022, which was registered in the office of Additional District Register at



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Alipore and entered in Book no. – 1, Vol. no. 1, Pages no 225 to 228, Being no. 57 for the year 2022.

**AND WHEREAS SRI DHRUBAJYOTI ROY and SRI DEBAJYOTI ROY** as the absolute Owners and in lawful possession and enjoyment of the said landed property by erecting house and they have mutated their names in the K.M.C. recorded as KMC Premises no.- 20/1 Talpukur Baghajatin Road, Kolkata-700086 under Police Station- Patuli, District 24 Parganas (South), Sub-Registry office at Alipore, at present lying and situated under Kolkata Municipal Corporation, ward no.-101, and Assessee No. 31-101-230222-1.

**AND WHEREAS** thus the said **SRI DHRUBAJYOTI ROY and SRI DEBAJYOTI ROY** Second party herein the absolute Owners of the said property and in lawful & khas possession of the said land and structure.

**AND WHEREAS** the Govt. Of West Bengal as donor<sup>r</sup> gifted 02 Katha 04 Chittaks 00 Sqft. of land appertaining to E/P No.-219B, S.P. No.- 941/2 in C.S. Plot No.-524(P), 526(P) of Mouza-Bademasur under J.L no. 31 , Under P.S.- Patuli within District - South 24 Parganas to **SMT KRISHNA MUKHERJEE** daughter of Late Arun Kumar Roy by an indenture



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(hereinafter called & referred to as DEED OF GIFT) dated 13<sup>th</sup> day of September'2022, which was registered in the office of Additional District Register at Alipore and entered in Book no. – 1, Vol. no. 1, Pages no 229 to 232, Being no. 58 for the year 2022.

**AND WHEREAS SMT KRISHNA MUKHERJEE** as the absolute Owner and in lawful possession and enjoyment of the said landed property by erecting house and she has mutated her name in the K.M.C. recorded as KMC premises no- 20/2 Talpukur Baghajatin Road, Kolkata-700086 under Police Station- Patuli, District 24 Parganas(South), Sub-Registry office at Alipore, at present lying and situated under Kolkata Municipal Corporation, ward no.-101, and Assessee No. 31-101-230221-0.

**AND WHEREAS** thus the said **SMT KRISHNA MUKHERJEE** third party herein the absolute Owner of the said property and in lawful & khas possession of the said land and structure.

**IT IS HEREBY FURTHER DECLARED** that each party herein agreed as follows:-

That the Parties herein agree that the said premises will be amalgamated into one unit and shall be known as single premises and the parties herein will enjoy the entire portion as their own joint properties.



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That the Parties also agree that they will enjoy the properties and are the same for all practical purposes as an undivided and amalgamated portion and they will not claim possession separately.

It is also agreed amongst the parties that they being the joint Owners and the parties herein having undivided share they will be treated as joint owners of the said Properties.

That the parties herein also decide that the said amalgamated properties shall be mutated in the joint names of the parties in the records of the K.M.C. and in all other Government or the Semi Government or the local self- Government Authority and when the same will be necessary to all K.M.C. Rates and Taxes and other out goings in respect of the said amalgamated property shall be borne equally and proportionately by all the parties.

That none of the parties herein shall be entitled either sell, mortgage or any way encumber in respect of their undivided shares separately in the said and amalgamated properties thereof without prior notice to other parties and the said amalgamated new plot of LAND measuring or containing by the total area has become more or less measuring about 8(Eight)Cottahs, 4(Four) Chittak, 00 (Zero)sqft., together with Cement floor structure measuring 3700 Sq.ft. (Ground floor 1850 sqft. and 1<sup>st</sup> floor 1850 sqft.) more or less, Cemented



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flooring at and being Kolkata Municipal Corporation premises no- 20 Talpukur Baghajatin Road and premises no- 20/1 Talpukur Baghajatin Road and premises no- 20/2 Talpukur Baghajatin Road having Assessee No. 31-101-230020-0 and Assessee No. 31-101-230222-1 and Assessee No. 31-101-230221-0 respectively, P.S.-Patuli, Kolkata-700086, within K.M.C. Ward No.- 101, District 24 Parganas (South), comprised in Mouza- Bademasur, J.L. No.- 31, C.S.Plot no. 524(P), 526(P) being identified by E.P. NO.-219, 219A, 219B corresponding to S.P. No.-941, 941/1,941/2.

This Deed of Amalgamation made on 5<sup>th</sup> April, Two Thousand Twenty Three (2023) which was duly registered in the office of the Additional District Registration at Alipore and recorded in Book-I, Volume No.-1605-2023, Pages From 20265 to 20295 being no.-160500518 for the year 2023.

Now after amalgamation they mutated their names in the Kolkata Municipal Corporation.

Now the Amalgamated property become more or less measuring about 8(Eight)Cottahs, 4(Four) Chittak, 00(Zero)sqft., together with Cement floor structure measuring 3700 Sq.ft. (Ground floor 1850 sqft. and 1<sup>st</sup> floor 1850 sqft.) more or less at and being Kolkata Municipal Corporation premises no- 20 Talpukur Baghajatin Road and premises



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no- 20/1 Talpukur Baghajatin Road and premises no- 20/2 Talpukur Baghajatin Road having Assessee No. 31-101-230020-0 and Assessee No. 31-101-230222-1 and Assessee No. 31-101-230221-0 respectively, P.S.-Patuli, Kolkata-700086, within K.M.C. Ward No.- 101, District 24 Parganas (South), comprised in Mouza- Bademasur, J.L. No.- 31, C.S.Plot no. 524(P), 526(P) being identified by E.P. NO.-219, 219A, 219B corresponding to S.P. No.-941, 941/1,941/2.

It is hereby stated that after execution and registration of this Deed of Amalgamation the parties herein namely **SMT MANJU ROY, SRI DHRUBAJYOTI ROY, SRI DEBAJYOTI ROY** and **SMT KRISHNA MUKHERJEE** became the absolute (100%) Joint Owners or Co-Owners of said Property allotted to **SMT MANJU ROY, SRI DHRUBAJYOTI ROY, SRI DEBAJYOTI ROY** and **SMT KRISHNA MUKHERJEE** as shown in the plan annexed here, and that **SMT MANJU ROY, SRI DHRUBAJYOTI ROY, SRI DEBAJYOTI ROY** and **SMT KRISHNA MUKHERJEE** jointly shall be entitled to sell the said Property or its portion to any person or persons as they may desire. And they have exclusive right over the said property with right to raise further construction and with all rights, to sell, transfer, mortgage, let out etc. and the same in any manner whatsoever and shall have the full right to enjoy the same without any interference or disturbance from any other person. That they are entitled to Mutate their names in the record of K.M.C.



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and as well may erect building in the said Plot of Land at their own cost and expenses and in their name and nor any of the other person or any one also can have any right, claim or interest over the said land and/or construction made or to be made therein .It is hereby provided that **SMT MANJU ROY, SRI DHRUBAJYOTI ROY, SRI DEBAJYOTI ROY** and **SMT KRISHNA MUKHERJEE** jointly will have the right to have water connection, electrical connection, cable connection, telephone connection and also right of egress & ingress etc. over the K.M.C. road.

Moreover it is to be noted that the owners:-

- 1) **SMT MANJU ROY** wife of Late Prasad Kumar Roy have received NOC/Permission vide Case No. 306[263/(DCR) dated-14/10/2022] /III/2P-357/2022 dated 04/01/2023 from The Joint Secretary- Government of West Bengal Refugee Relief & Rehabilitation Department NABANNA, 6<sup>th</sup> Floor to sell out the land to any Indian Citizen by a register Deed without prejudice to the right of the Donor.
- 2) **SRI DHRUBAJYOTI ROY, SRI DEBAJYOTI ROY** both son of Late Manoj Kumar Roy have received NOC/Permission vide Case No. 308[265/(DCR)dated-14/10/2022]/III/2P-359/2022 dated 04/01/2023 from The Joint Secretary- Government of West Bengal



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Refugee Relief & Rehabilitation Department NABANNA, 6<sup>th</sup> Floor to sell out the land to any Indian Citizen by a register Deed without prejudice to the right of the Donor.

- 3) **SMT KRISHNA MUKHERJEE** daughter of Late Arun Kumar Roy have received NOC/Permission vide Case No. 307[264/(DCR)dated-14/10/2022]/III/2P-358/2022 dated 04/01/2023 from The Joint Secretary- Government of West Bengal Refugee Relief & Rehabilitation Department NABANNA, 6<sup>th</sup> Floor to sell out the land to any Indian Citizen by a register Deed without prejudice to the right of the Donor.

**Sri Subhajit Mondal**, the parties hereto of the Second Part has represented that he is a **Developer** who is engaged in the development of the real estate properties in Kolkata and has undertaken construction of many buildings in and around the locality in Kolkata and over the years have acquired an expertise and goodwill in the field and has approached the owner, the First Parties herein with a proposal for developing the said premises, strictly within the time hereinafter mentioned, according to the specification of construction laid down herein and on the other terms and conditions therein contained and the owners, the First Parties herein, based on the aforesaid representations, believing the same to be true and acting in good faith thereof has accepted the said proposal of the



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Developer and the parties hereto have now decided to enter into this Agreement recording in detail all the terms and conditions as hereinafter expressed.

On or before the execution of this Agreement, the owners, first parties have represented and assured the Developer and after going through all the relevant document the developer herein has also been satisfied as follows :-

- (a) That the said premises is free from all encumbrances, charges, liens, lispens, attachment, trust whatsoever or howsoever save and except what have been stated hereunder;
- (b) That excepting the said owners, the first part, nobody else has any right, title interest, claim or demand, whatsoever or howsoever into or upon the said premises;
- (c) That there is no notice of acquisition or requisition pending in respect of the said premises or any portion thereof within the knowledge of the owners, the first part;
- (d) That the said premises now does not fall under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 but if there is any clearance required in future that shall be cleared within due course by the Owners/ First Parties;



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(e) That there is no encroachment and/or any portion is occupied by any illegal occupiers.

However, the Developer has also made enquiries and has satisfied himself in that respect. The Developer has agreed to develop the said premises for the consideration and on the terms and conditions herein after appearing.

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

I. In this agreement unless otherwise agreed upon the following expressions will have the following meaning:

(a) ARCHITECT shall mean such other person or persons or firm or firms who may be appointed as the Architect or Architects of the proposed building to be constructed by the Developer. Such appointment shall be made by the Developer who will bear all costs in this respect but after obtaining the Owners consent for the Architect to be appointed.

(b) PREMISES shall mean all that the municipal holding mentioned above and described in Schedule B hereunder.

(c) Owners SHALL MEAN **SMT MANJU ROY, SRI DHRUBAJYOTI ROY, SRI DEBAJYOTI ROY** and **SMT KRISHNA MUKHERJEE** mentioned



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at the beginning of this Agreement and their heirs, executors, administrators, representatives and assigns being the parties hereto of the First Part.

(d) DEVELOPER shall mean **Subhajit Mondal** and his heirs, successors and permitted assigns being the parties hereto of the Second Part.

(e) NEW BUILDING shall mean the buildings to be constructed on the said premises in accordance with the plan for residential as well as for commercial use. The proposed building shall be consisting of multi storied buildings or as suggested by Architect. The Developer shall obtain maximum possible as well available area.

(f) OWNERS ALLOCATION shall mean all that 4 no. of 2BHK flat in 2<sup>nd</sup> Floor and 2no. of 2BHK Flat in 3<sup>rd</sup> Floor and 50% of 1BHK Flat in 2<sup>nd</sup> Floor and 50% area including 4 shops in the ground floor of the proposed building hereunder allocated on mutual settlement as set out in Schedule-C between the Owners and Developer together with the proportionate share in the land comprised in the said premises and together with the proportionate share in the common parts and facilities and also proportionate undivided share on the terrace of the building and proportionate share in the open space left on the ground of the said premises finished in all respect as per specification as



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mentioned in the Schedule-E appearing hereunder. And a cash consideration of Rs.24,00,000/- (Rupees Twenty Four Lakh only) (Non Refundable) to be paid by the Developer to the owners which is morefully mentioned in Schedule-C.

(g) DEVELOPER'S ALLOCATION shall mean all that the rest no. of flat in the proposed building together with the proportionate share in the common parts and facilities and proportionate undivided share of terrace of the building and proportionate share in the open space left on the ground including the car parking spaces if any in the said premises.

(h) COMMON AREA AND INSTALLATIONS shall mean and include the corridors, staircases, passage-ways, landings, driveways, common lavatories, tank room water pump room, underground water reservoir, overhead water tank and all other installations required for the establishment, enjoyment, maintenance and/or management of the proposed building be constructed according to the specification contained and shall include the roof and the terrace of the building and all open spaces in the ground level of the building at the said premises.

(i) Super built up area" shall mean and include the built up area of space unit an internal walls and columns proportionate area in



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common area such as the area to be occupied by underground and overhead water tanks, electric sub-stations, tube-wells, shafts, common corridors, lobbies, boundary walls etc. half of area been taken in case of common walls between two units. All projection whatsoever are fully charged for except car parking covered or uncovered spaces and except the open areas in the building and open land in and around the building.

(j) "Parking space" shall mean covered or open space reserved and/or to be provided for on demised land or in the building garage for parking a car.

(k) "Common purposes" shall mean and include the purpose of maintain and managing the land and building particularly the common parts, meeting of the common expenses and matter relating to mutual rights and obligations of developers and purchasers of the flats to be constructed at the said premises, with interest relating to the land and building and the common use and enjoyment thereof for the benefits of the developers and/or intending purchasers of the flats/units and/or car parking space and other spaces therein the said building and premises.

(l) "common expenses" shall mean and include a proportionate share of the cost charges and expenses for working maintenance, up



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keep, repairs and replacement of the common parts including the proportionate share of Municipal tax, property tax, land tax (B.L & L.R.O) and other taxes and levies relating to or concerning the said building and/or the said property there into belonging to be borne by the purchasers of the flats in the said building.

II. Subject to the other terms and conditions herein contained and on the part of the Developer to be paid observed and performed and in consideration thereof, the Owners hereby grants the exclusive right of development of the said premises more fully mentioned in Schedule-B hereunder written unto and in favour of the Developer herein with the intent and object that the Developer shall be entitled to have a building plan to be prepared by an Architect and/or development and to construct erect and complete at his own cost and within the time contained herein, the proposed building on the said premises in accordance with that plan and as per specifications hereunder given at the costs and expenses of the Developer.

III. The Developer shall give Rs. 15,00,000/- (Rupees Fifteen Lakh only) to **SMT MANJU ROY, SRI DHRUBAJYOTI ROY, SRI DEBAJYOTI ROY** and **SMT KRISHNA MUKHERJEE** as non-refundable money after getting sanction plan from KMC and Rs. 9,00,000/- (Rupees Nine Lakh only) to **SMT MANJU ROY, SRI DHRUBAJYOTI ROY, SRI DEBAJYOTI**



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**ROY** and **SMT KRISHNA MUKHERJEE** as non-refundable money after last roof casting of the building;- in addition of 4 no. of 2BHK Flat in 2<sup>nd</sup> Floor and 2no. of 2BHK Flat in 3<sup>rd</sup> Floor and 50% of 1BHK Flat in 2<sup>nd</sup> Floor and 50% area including 4 shops in the ground floor to them of the building.

IV. The developer shall pay Rs.-21,000/- (Rupees Twenty One Thousand only) per month to the Owners towards charges/rent for a temporary accommodation for the owners for their residence during the period of construction of the proposed building and within one month from the date of being informed about the plan the owners shall shift to his temporary accommodation. The accommodation charge shall be paid by the developer to the owners till handing over the possession of the flats to be constructed.

V. That the 1<sup>st</sup> parties/Owners, their relatives will not create any troubles during the construction period but the Owners will extend their all co-operation to the Developer as and when required.

If the construction work is stopped due to the objection or disturbance by the 1<sup>st</sup> parties then the Owners shall be liable to compensate the Developer along with all the damages and consequential charges. It is pertinent to mention here that in the event of any defect of the title the landowners shall be bounded to



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return the entire expenses spent by the developer with 12% interest for the entire process.

VI. That the 1<sup>st</sup> parties/Owners do hereby declare that the said premises is free from all encumbrances and there is no other agreement for construction in force with any other building contractors, developers and promoters, if so, the 1<sup>st</sup> parties/Owners shall be full responsible for all construction, losses and damages of the 2<sup>nd</sup> party/Developer.

VII. That the 2<sup>nd</sup> party/Developer will dismantle the old structure and other articles of the existing structure at his own costs on the aforesaid premises and enjoy the benefit, if there be any.

VIII. In the circumstances and in consideration of the terms and conditions contained herein and the obligations to be performed fulfilled and observed on the part of the parties and in further consideration that the owners having agreed to grant the exclusive right of development of the said premises, the Developer shall hand over to the Owners within the time herein mentioned the Owner's Allocation comprising of 4 no. of 2BHK Flat in 2<sup>nd</sup> Floor and 2no. of 2BHK Flat in 3<sup>rd</sup> Floor and 50% of 1BHK Flat in 2<sup>nd</sup> Floor and 50% area including 4 shops in the ground floor in the building completed in all respects apportioned reasonably and equitably with the



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proportionate share in the premises and common parts and facilities and roof and proportionate open space in ground floor with right to enjoy, sell, lease out, let out the Owner's Allocation either wholly or parts for such consideration as the Owners shall deem fit. The Owner's Allocation shall be constructed according to the specifications contained in Schedule-C herein and the common parts shall be constructed according to the specification contained in Schedule-E herein. Construction of the Owner's Allocation shall be completed in all respects and the same be handed over to the Owners within 24 months with a grace period of 6 months from the date (Construction work started) of getting the Sanction plan from KMC of the building. Time shall be the essence of the contract and the Developer undertakes to complete the project within the time as specified herein.

IX. The Developer shall proceed with the planning for the proposed building to be constructed in the said premises and arrange as necessary for the survey of the said premises, appoint Architect for preparation of the plan and after approval of the plan clearly specifying the Owner's Allocation on the plan and provide a copy of the same to the Owners and construct the proposed building at his costs in term of this Agreement as per the specifications described in the Schedule -E hereunder written.



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X. In consideration of the Developer constructing the proposed building and the terms and conditions contained in this Agreement and the obligations to be fulfilled on the part of the Developer, the Developer shall get balance of rest flat of the building apportioned reasonably and equitably as mentioned herein before with the proportionate share in the premises, common parts and facilities and roof and proportionate open space in ground floor being the Developer's Allocation in the said premises with right to enjoy, part with possession, sale out his allocation to purchaser, sub-let the said Allocation in such parts and for such consideration as the Developer deem fit and no consent of Owners shall be required for the same and the Developer will keep the Owners indemnified for all times to come in this respect. The sale proceeds of Developers Allocation be **deposited to his personal Account i.e. in favour of SUBHAJIT MONDAL or to his company's Account i.e. in favour of M/S SUBHA CONSTRUCTION.** The Developer also agrees that both the units of the owners and developer be completed simultaneously.

XI. After delivering the Owner's allocation to the owners as per terms of this agreement the developer shall be entitled to execute deed of conveyance in respect of developer allocation in favour of his purchasers.



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**XII. The Developer has further agreed:**

a) To incur all costs charges and expenses for planning, and construction of the proposed building and the Owners shall not be responsible for the same save and except that the Owners shall sign necessary papers, documents and also extend necessary cooperation in this regard Provided however, that the Developer shall be wholly responsible for all compliances of all laws, regulations and permissions and shall indemnify the Owners for any breach or non-compliance thereof. The sole responsibility will be of Developer for completion of the aforesaid works including the payment of the Architect's fees in connection thereon, to hand over the Owner's Allocation to the Owners or his nominees within the time aforesaid after completion of the proposed building and also to execute such documents along with the Owners if required, for transfer of such constructed space of Owner's Allocation by the Owner's prospective purchasers.

(b) To get at Developer's own costs the said plan prepared and to be responsible for all compliances and breaches thereof.

(c) The Developer or his nominee shall be at liberty to obtain and apply for loan from the financial institutions but in any event, the Owners shall not be liable for the same and the Developer shall keep



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the Owners and the said premises fully indemnified against all claims of money, actions, proceedings, costs, demands, charges and expenses in respect thereof. After completion of the said building developer shall hand over the possession letter to the owners.

(d) To complete the construction of the building within the said period of 24 months with a grace period of 6 months from the date of work started for sanction.

(e) That all agreements and other documents for transfer, assignment etc. of the Developer's Allocation shall be prepared by the Developer in such a manner so as not to hinder or encumber the right title and interest of the Owner's Allocation and the cost and expenses for all these documents will be borne by Developer,

**XIII. Developer shall be entitled:**

(a) To construct and complete the proposed building in terms of this Agreement and strictly in accordance with the building plan if any and as per the specifications mentioned in Schedule - E hereto.

(b) To enjoy, part with possession, lease out the area contained in the Developer's Allocation together with the proportionate undivided share in the premises underneath the building together with the right of proportionate share in the common parts and facilities together



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with the proportionate right of the roof/terrace, wholly or in part at such price it thinks fit to all such person or persons it may desire without any interference from the owners. The Developer shall be entitled to accept any consideration towards booking and advances from the intending purchasers for the Developer's Allocation of space. The Developer shall also be entitled to nominate such person or persons for acquiring right, title and interest in respect of the undivided share of premises. The Developer shall always include in the agreements etc. concerning the Developer's Allocation that the Owners is not responsible for the construction thereof and/or any obligation under such agreement and the intending purchaser expressly waive all rights against the Owners for any breach of such agreement. All such agreements shall always be made and deemed to have been made with such covenant for the benefit of the Owners. All amounts payable under such agreement shall be received by the Developer for its own use. It is clearly mentioned in the said Agreement that the Owners shall not be liable in any way to the intending purchaser for entering into such agreement or for receiving the money by the Developer.

(c) SMT MANJU ROY, SRI DHRUBAJYOTI ROY, SRI DEBAJYOTI ROY and SMT KRISHNA MUKHERJEE the first parties/the vendor/the owners/ executed principal declare that Subhajit Mondal, son of Late



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Siromoni Mondal, proprietor M/S SUBHA CONSTRUCTION, the developer/ second party shall receive the entire money from the interested parties/buyers in cash or cheque and deposit the same to **his own account (i.e. In favour of Subhajit Mondal) or to his company's account (i.e. In favour of Subha construction)** except owner's allocation.

(d) That all costs and expenses of preparing the documents and registration of such Conveyances if permitted by the Govt. authorities and/or other documents of transfer pertaining to the Developer's Allocation shall be borne and paid by the Developer and/or his nominee or nominees and/or person or persons desirous of owing the same and the Owners shall not be put to any expenses on account thereof.

**XV. The Owners/First Parties further agrees:**

(a) To sign and execute all necessary plans, papers, undertakings, affidavits, documents, declarations, agreements, deeds which may be required for the plan and construction of the proposed building and also commercial benefit of the same in terms of this Agreement.

(b) To reasonably cooperate with the Developer for completing construction of proposed building.



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(c) Not to sell, transfer, alienate or encumber the said premises except their share of Allocation in the proposed new building, roof and open space on ground floor so long this Agreement shall remain in force and effect.

(d) That save and except in the case of any breach or violation of the terms and conditions on the part of the Developer contained herein not to cause any obstruction or interference in the construction, erection and completion of the proposed building on the said premises.

(e) The owners herein declare and confirm that during and within mentioned stipulated period if the OWNERS or any of them die, their legal heirs shall not create any litigation in connection with the said holding and then they shall abide by all the terms and conditions as mentioned herein as the legal heirs of the OWNERS herein and also execute a Development Power Of Attorney and General Power Of Attorney and it shall be established by virtue of a supplementary Agreement to be prepared and registered at the cost of the DEVELOPER herein and they will then put their necessary signatures therein and they will also put their signature on Affidavit, Deeds, Declaration application, etc. to be registered for the interest of the said project without raising any objection or demanding any money. If



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however on the unfortunate death of the Developer before the construction work being completed or sell out of the allotted portion of the Developer then the land owners or their legal heirs would not create any litigation but will execute a fresh Development Agreement and Development Power of Attorney and General Power Of Attorney in favour of the heirs or representative of the Developer keeping all the terms and condition as per the previous Development Agreement and Development Power of Attorney and General Power Of Attorney.

(f) That after the Developer has made over the possession of the area of Owner's Allocation and subject to his fulfilling other terms and conditions herein contained, the Developer shall be entitled to make over possession of spaces out of his (Developer) Allocation to intending purchasers.

(g) To execute a development power of attorney for getting the building plan for construction and all other purposes such as representing the Owners to Municipality, WBSEB, etc for selling the space out of Developer's Allocation without creating of foisting any liability on the Owners.

(h) To provide all Original documents as like original Deed, Mother Deed, KMC Mutation, Tax Receipt, NOC, Assessment Role etc. may be required by the Developer for the proposed building which is in their



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possession. The developer will return all the original papers to the owners after completion of the building as well sell out all the flats or units held by developer.

XVI. Both the Owners and Developer shall ensure that all the terms and conditions and other obligations are fulfilled and also to abide by the terms and conditions and obligations applicable to all the other Owners in the said proposed building, so long as not in consistence with the rights of the Owners herein.

XVII. The Developer shall take necessary steps for getting a single electricity connection and the cost of all such facilities shall be paid and/or borne by the Developer or their nominees in proportion of their respective share in the space in the proposed building.

XVIII. **MISCELLANEOUS:**

1) The construction of the Owner's Allocation shall be done by the Developer for and on behalf of and on account of the Owners as per specifications of the plan and the Developer shall be only acting as the Developer on behalf of the Owners and the Owner's Allocation shall automatically vest in the Owners without execution of any formal deed of documents immediately upon construction of the proposed building.



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2. Both the Owners and Developer have agreed that subject to the terms and conditions of this Agreement for the purpose of sale and transfer of their respective Allocations, no further consent of the other party shall be required and this Agreement by itself shall be treated as such consent.
3. In any event, the Owners shall not be entitled to any profit or loss to be made out of the sale or transfer of the Developer's Allocation under this agreement.
4. The Owners and the Developer have entered into this Agreement purely on a principal to principal basis and nothing stated herein shall deem to be or construed as a partnership between the Developer and Owners. Each party shall keep the other party indemnified from the same.
5. It shall be the responsibility of the Developer to construct the maximum possible space confirming to the bye-laws of the authority concerned for the maximum benefit out of the said premises.
6. The Owners shall not have any obligation for giving consent for selling the spaces of Developer's Allocation and this Agreement itself should be treated as consent of Owners.



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7. The Owners shall exclusively be responsible for all municipal taxes, rates and outgoings of the said premises till the date of the delivery of possession to the Developer for new construction. During the construction period the taxes and other outgoings for all the land and building be borne by the Developer or his nominees, assigns. On the proposed new building being completed in all respect, the Owners and Developer shall apply for tax apportionment and mutation of individual floors/constructed area to the municipal authorities for the respective floors/portion of the intending purchaser/occupiers and Owner's/Developer's Allocation and both parties hereto shall sign all necessary applications, papers for such apportionment of tax as and necessary and they shall be accordingly liable for payment of municipal taxes for their respective portions, subject to conditions and stipulations of the intending purchasers/occupiers and Owners/Developer's allocation and both parties hereto shall sign all necessary applications, papers for such apportionment of tax as and when necessary and they shall accordingly be liable for payment of municipal taxes for their respective portions, subject to conditions and stipulations of Kolkata Municipal Corporation.

8. The roof right of the said proposed building shall remain common, joint and undivided between the Land Owners and Developer and or the flat owners in proportionate share of each. Until



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the Developer shall complete his performance according to the terms of this agreement.

9. This Agreement will be deemed to have been completed and finally settled on satisfactory completion of construction including sanitary and electrical works and handing over possession of Owner's share of floors and other allocable space to the Owners and sale of developer's Allocation.

10. The Developer shall abide by all laws, bye-laws rules and regulations of the Government, Local Bodies and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws bye-laws rules and regulations.

11. Nothing in these presents including possession shall be construed as a demise or assignment or conveyance in law by the Owners of the said premises or any part thereof to the Developer or creating any right title or interest in respect thereof in favour of the Developer other than an exclusive license to the Developer to commercially exploit the same in terms hereto.

12. The Owners and the Developer, their respective assigns/nominees will not be entitled to claim partition by metes and bounds on any future date of their respective allocation.



*and*

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13. Both the Owners and the Developer shall be entitled to deal with or dispose of their respective share of the constructed space in any manner they think fit and proper without any interference from each other and without putting any obstruction for the construction of the said building provided both the parties have duly fulfilled discharged and observed the terms, conditions and covenants on their respective parts contained herein.

14. The Developer shall not be treated in default if the work is delayed beyond the stipulated period due to the reasons amounting to "**FORCE MAJEURE**" or act of God. The parties agreed that for the purposes of this Agreement, "**FORCE MAJEURE**" shall only mean and include irresistible flood, earthquake, riot, war, tempest, civil commotion, strike or any other act or commission beyond the reasonable control of the party affected thereby.

15. The parties hereby agree that this Agreement shall super cede all other agreements, letters, terms and conditions or any modifications therein executed by the parties.

16. All disputes and differences arising out of this Agreement as regards the construction or interpretation of any of the terms and conditions herein contained or in any way touching or relating to these presents and of the respective rights, duties and obligations of



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the parties hereto or their privileges shall be settled by the parties amicably by amicable negotiations and discussions amongst them and in case of failure to the parties to amicably settle such disputes and differences be settled by Court of law having jurisdiction to try the same.

**SCHEDULE – A**

**(Description of the Land with Structure)**

ALL THAT homestead land measuring about 8(Eight)Cottahs, 4(Four) Chittak, 00(Zero)sqft. a little more or less, specifically delineated by RED border line in the plan annexed hereto and together with a portion of that old dilapidated structure measuring about 3700 Sq.ft. (Ground floor 1850 sqft. and 1<sup>st</sup> floor 1850 sqft.) area of the existing building with right to use all common areas, all amenities and facilities to be provided of the said building, specifically delineated by GREEN border line in the plan annexed hereto with all easement right to use the common passage of the premises and right to bring electric connection, Gas, Telephone lines and also sewerage line under the said common passage and together with Rights to Ingress and Egress from the main K.M.C Roads to the existing building of the premises which is lying and situated under the K.M.C. Ward no. 101 and



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recorded under Assessee No. 31-101-230020-0 being premises no- 20 Talpukur Baghajatin Road, Kolkata-700086, Police Station: Patuli, Dist:24parganas (south).

**THE SCHEDULE – B**

**HEREIN REFERRED TO ABOVE**

ALL THAT piece and parcel of homestead land measuring more or less 8(Eight) Cottahs, 4(Four) Chittak, 00 (Zero)sqft. more or less being Kolkata Municipal Corporation premises no- 20 Talpukur Baghajatin Road and having Assessee No. 31-101-230020-0, P.S.-Patuli, Kolkata-700086, within K.M.C. Ward No.- 101, District 24 Parganas (South), comprised in Mouza- Bademasur, J.L. No.- 31, C.S.Plot no. 524(P), 526(P) being identified by E.P. NO.-219, 219A, 219B corresponding to S.P. No.-941, 941/1,941/2 being butted and bounded as follows :-

**ON THE NORTH** : Colony Boundary.

**ON THE SOUTH** : 3250 MM. Colony Road.

**ON THE EAST** : EP No.-218.

**ON THE WEST** : 4250 MM. Colony Road.



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## SCHEDULE "C"

## (OWNERS ALLOCATIONS)

The owners shall get 4 no. of 2BHK Flat in 2<sup>nd</sup> Floor and 2no. of 2BHK Flat in 3<sup>rd</sup> Floor and 50% of 1BHK Flat in 2<sup>nd</sup> Floor and 50% area including 4 shops in the ground floor of the building as per plan along with undivided proportionate impartable share or interest on the land underneath the building together with common right of common passage, paths, drain, sewerage, septic tank, overhead and underground water tank, pipe line connection, stairs, staircase, landings, boundary wall, common roof right and all other common areas and facilities in building and premises. Moreover **SMT MANJU ROY** be given Rs.8,00,000/--(Rupees Eight Lakh only), **SRI DHRUBAJYOTI ROY** and **SRI DEBAJYOTI ROY** be given Rs.8,00,000/- (Rupees Eight Lakh only) and **SMT KRISHNA MUKHERJEE** be given Rs.8,00,000/--(Rupees Eight Lakh only) as non refundable money in addition to the 4 no. of 2BHK Flat in 2<sup>nd</sup> Floor and 2no. of 2BHK Flat in 3<sup>rd</sup> Floor and 50% of 1BHK Flat in 2<sup>nd</sup> Floor and 50% area including 4 shops in the ground floor allocated of the constructed area. The developer will give **SMT MANJU ROY** Rs.5,00,000/--(Rupees Five Lakh only), **SRI DHRUBAJYOTI ROY** and **SRI DEBAJYOTI ROY** Rs.5,00,000/- (Rupees Five Lakh only) and **SMT KRISHNA MUKHERJEE** Rs.5,00,000/- (Rupees Five Lakh only) out of Rs.24,00,000/--(Rupees Twenty Four



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Lakh only) after getting Sanction Plan from KMC. And the rest amount shall be paid by the Developer to the owners after last casting of the building.

That prior to the said sanction of the building plan the developer, through an LBS will prepare a primary sketch of the building plan and part of this supplementary agreement determining the actual possession of the developer subject to final sanction building plan from the Kolkata Municipal Corporation.

**SCHEDULE "D"**

**(DEVELOPER'S ALLOCATIONS)**

The Developer will get rest no. of flats, shops, garages of the building as per building plan along with the undivided proportionate impartable share or interest on the common right of common passage, paths, drain, sewerage, septic tank, overhead and underground water tank, pipe line connection, stairs, staircase, landings, boundary wall, common roof right and all other common areas and facilities in the building and premises.

That prior to the said sanction of the building plan the developer, through LBS will prepare a primary sketch of the building plan and part of this supplementary agreement determining the actual possession of the developer subject to final sanction building plan from the Kolkata Municipal Corporation.



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**THE SCHEDULE – E HEREIN REFERRED TO ABOVE  
(OWNER'S SPECIFICATION)**

**SCHEDULE OF WORK**

**FOUNDATION:** RCC foundation.

**STRUCTURE:** Reinforced cement concrete structure.

**FLOOR:** Vitrified (2\*2) flooring in all flats.

**DOOR:** Frame of quality solid wood, front door would be of solid wood and inner Doors would be 1<sup>st</sup> class phenol bonded flush door with nominal accessories painted with synthetic paints. In toilet PVC door be provided with PVC frame.

**CEMENT:** Ultratech.

**KITCHEN:** Black stone cooking plat form fitted ordinary with B/S sink and tile upto 3'ft above the counter.

**TOILET:** Wall tile up to 6'ft in W.C. and up to 6'ft tiles in toilet with white wash basin, western commode(Hindware) and normal fittings and Two bed cocks and One shower in the toilet and W.C.

**ELECTRICAL:** Concealed wiring with standard copper wires (Finolex), 2(two) no. of light and 1(one) no. Fan point and plug point one each in



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the bed rooms, two nos. of light points and one no. of plug point in drawing/dining rooms and one light point in kitchen, toilet, verandah and in W.C. with entrance door, bell point, one no. of power point (15 amp) in drawing & dining room. Switch:- Preeti/Anchor. One AC point in each flat with wire and starter.

**WATER:** PVC and blue PVC pipes with standard fittings in kitchen and toilet K.M.C. Supply water will be supplied by pumping water and distributed through overhead reservoir.

**GRILL:** To be fitted to cover all windows with bar grill.

**WINDOWS:** Aluminum sliding windows fitted with glass and necessary accessories.

**WALL:** conventional brick work and all walls surfaces (inside the flats/units) will be finished by putty and primer. Outside walls of the building be finished with paints.

**N.B.:** If any extra work is to be done separate charges have to be paid by the Owners and also the other intending purchasers to the Developer and it shall be fixed up after discussion and the payment to be made before commencement of such extra works. And for such extra work written requisition be submitted by the intending parties.



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IN WITNESS WHEREOF the said PARTIES do hereby unto subscribed their hands and 26th April in the year 2023 mentioned of the outset.

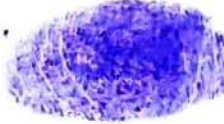
WITNESSES:

1. Shobhanu mukherjee.  
E-219 Talpukur Baghjatia  
Kolkata - 700086

1. Manju Roy

2. Dhruvajyoti Roy

3. Subhijoti Roy

4.  LTI of Krishna mukherjee  
by the Pen of Shobhanu  
Mukherjee.

SIGNATURE OF THE OWNERS

2. Anisuddha Roy  
E-219 Talpukur Baghjatia  
Kolkata - 700086

Subhijit Mondal

SIGNATURE OF THE DEVELOPER

Drafted by

SUKDEV HAJRA  
Advocate  
High Court Calcutta  
Regd. No.-WB/2261/2325 of 2017

  
ADVOCATE

Typed by 

Handwritten text in Bengali script, including the name 'R. D. Ghosh' and other illegible characters.



Handwritten signature or initials in black ink.

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right hand					

Name .....

Signature .....

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger



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right hand					

Name MANJU ROY

Signature Manju Roy

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Name DHRUBAJYOTI ROY

Signature Dhrubajyoti Roy

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Name DEBAJYOTI ROY

Signature Debajyoti Roy



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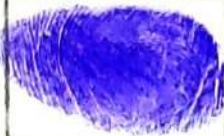

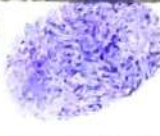
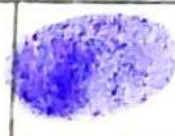
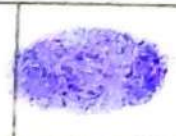





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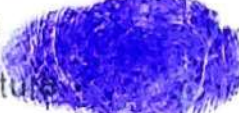



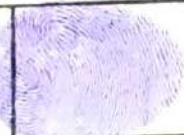









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Signature .....

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	right hand					

Name  E.T.I. of Krishna Mukherjee  
 Signature by the Pen of Subhanu Mukherjee.

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	right hand					

Name SUBHAJIT MONDAL  
 Signature Subhajit Mondal

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
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	right hand					

Name .....

Signature .....



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SACHIN TIDANU  
12/11/2023









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas



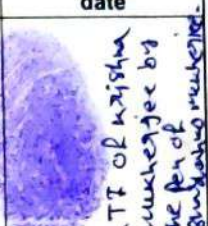






Signature / LTI Sheet of Query No/Year 16052000942597/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Manju Roy E-219, Talpukur, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086	Land Lord			Manju Roy 26/04/23
2	Mr Dhruvajyoti Roy E-219, Talpukur, City:- , P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086	Land Lord			Dhruvajyoti Roy 26/04/23
3	Mr Debajyoti Roy E-219, Talpukur, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086	Land Lord			Debajyoti Roy 26/04/23



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt Krishna Mukherjee E-219, Talpukur, City:- , P.O:- Baghajatin, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700086	Land Lord			 LTI of Krishna Mukherjee by The Pen of Smt Krishna Mukherjee.
5	Mr Subhajit Mondal 9, A P C Park, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700086	Represent ative of Developer [Subha Constructi on]			 Subhajit Mondal 26/04/2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Shashanka Mukherjee Son of Mr Debu Mukherjee E-219, Talpukur, City:- , P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086	Smt Manju Roy, Mr Dhrubajyoti Roy, Mr Debajyoti Roy, Smt Krishna Mukherjee, Mr Subhajit Mondal		 857	 Shashanka Mukherjee 26/04/2023

(MANIMALA  
CHAKRABORTY)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
ALIPORE  
South 24-Parganas, West  
Bengal

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Handwritten text, possibly a date or number, located in the center of the page.





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



192023240028501311

GRN Details

GRN:	192023240028501311	Payment Mode:	Online Payment
GRN Date:	25/04/2023 22:51:16	Bank/Gateway:	State Bank of India
BRN :	IK0CFH00M6	BRN Date:	25/04/2023 22:53:01
GRIPS Payment ID:	250420232002850130	Payment Init. Date:	25/04/2023 22:51:16
Payment Status:	Successful	Payment Ref. No:	2000942597/2/2023

[Query No\*/Query Year]

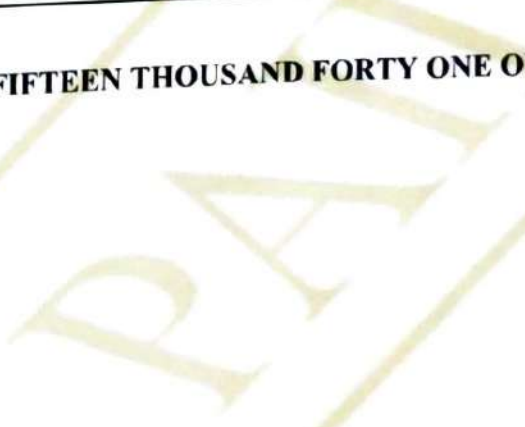
Depositor Details

Depositor's Name:	subhajit Mondal
Address:	9 A.P.C. PARK, BAGHAJATIN
Mobile:	9007092400
EMAIL:	subhajitpapai@yahoo.in
Contact No:	9007092400
Depositor Status:	Others
Query No:	2000942597
Applicant's Name:	Mr SUBHAJIT MONDAL
Identification No:	2000942597/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	25/04/2023
Period To (dd/mm/yyyy):	25/04/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000942597/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	2000942597/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>15041</b>

IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.





Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



250420232002850130

GRIPS Payment Detail

GRIPS Payment ID:	250420232002850130	Payment Init. Date:	25/04/2023 22:51:16
Total Amount:	15041	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0CFHOOM6	BRN Date:	25/04/2023 22:53:01
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: subhajit Mondal  
Mobile: 9007092400

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240028501311	Directorate of Registration & Stamp Revenue	15041
Total			15041

IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





## Major Information of the Deed

Deed No :	I-1605-00613/2023	Date of Registration	27/04/2023
Query No / Year	1605-2000942597/2023	Office where deed is registered	
Query Date	11/04/2023 9:02:29 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBHAJIT MONDAL BAGHAJATIN, Thana : Patuli, District : South 24-Parganas, WEST BENGAL, PIN - 700086, Mobile No. : 9007092400, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,05,13,831/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Talpukur Bagha Jatin Road, , Premises No: 20, , Ward No: 101 Pin Code : 700086

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	8 Katha 4 Chatak	1/-	80,16,331/-	Property is on Road
<b>Grand Total :</b>				<b>13.6125Dec</b>	<b>1 /-</b>	<b>80,16,331 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3700 Sq Ft.	1/-	24,97,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1850 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1850 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>3700 sq ft</b>	<b>1 /-</b>	<b>24,97,500 /-</b>	

**Lord Details :****Name,Address,Photo,Finger print and Signature**

1	<b>Smt Manju Roy</b> Wife of Late Prasad Kumar Roy E-219, Talpukur, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ayxxxxx7c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence
2	<b>Mr Dhrubajyoti Roy</b> Son of Late Manoj Kumar Roy E-219, Talpukur, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bpxxxxx2q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence
3	<b>Mr Debajyoti Roy</b> Son of Late Manoj Kumar Roy E-219, Talpukur, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: boxxxxx0g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence
4	<b>Smt Krishna Mukherjee</b> Daughter of Late Arun Kumar Roy E-219, Talpukur, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: faxxxxx5e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Subha Construction</b> 9, A P C Park, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 , PAN No.:: bcxxxxx5r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Subhajit Mondal (Presentant )</b> Son of Late Siromoni Mondal 9, A P C Park, 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.:: bcxxxxx5r,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Subha Construction (as SOLE PROPRIETORSHIP)

**Officer Details :**

Name	Photo	Finger Print	Signature
<b>Shashanka Mukherjee</b> son of Mr Debu Mukherjee E-219, Talpukur, City:-, P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086			
Identifier Of Smt Manju Roy, Mr Dhrubajyoti Roy, Mr Debajyoti Roy, Smt Krishna Mukherjee, Mr Subhajit Mondal			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Manju Roy	Subha Construction-3.40313 Dec
2	Mr Dhrubajyoti Roy	Subha Construction-3.40313 Dec
3	Mr Debajyoti Roy	Subha Construction-3.40313 Dec
4	Smt Krishna Mukherjee	Subha Construction-3.40313 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Manju Roy	Subha Construction-925.00000000 Sq Ft
2	Mr Dhrubajyoti Roy	Subha Construction-925.00000000 Sq Ft
3	Mr Debajyoti Roy	Subha Construction-925.00000000 Sq Ft
4	Smt Krishna Mukherjee	Subha Construction-925.00000000 Sq Ft

26-04-2023

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

Presented for registration at 18:15 hrs on 26-04-2023, at the Private residence by Mr Subhajit Mondal .

**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 1,05,13,831/-

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

Execution is admitted on 26/04/2023 by 1. Smt Manju Roy, Wife of Late Prasad Kumar Roy, E-219, Talpukur, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 2. Mr Dhruvajyoti Roy, Son of Late Manoj Kumar Roy, E-219, Talpukur, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Service, 3. Mr Debajyoti Roy, Son of Late Manoj Kumar Roy, E-219, Talpukur, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Service, 4. Smt Krishna Mukherjee, Daughter of Late Arun Kumar Roy, E-219, Talpukur, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife

Indetified by Mr Shashanka Mukherjee, . . Son of Mr Debu Mukherjee, E-219, Talpukur, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Others

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

Execution is admitted on 26-04-2023 by Mr Subhajit Mondal, SOLE PROPRIETORSHIP, Subha Construction (Sole Proprietorship), 9, A P C Park, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Indetified by Mr Shashanka Mukherjee, . . Son of Mr Debu Mukherjee, E-219, Talpukur, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Others



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

On 27-04-2023

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2023 10:53PM with Govt. Ref. No: 192023240028501311 on 25-04-2023, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CFH00M6 on 25-04-2023, Head of Account 0030-03-104-001-16

**ment of Stamp Duty**

ified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 000.00/-, by online = Rs 15,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2382, Amount: Rs.5,000.00/-, Date of Purchase: 04/01/2023, Vendor name: S B Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2023 10:53PM with Govt. Ref. No: 192023240028501311 on 25-04-2023, Amount Rs: 15,020/-,

Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CFH00M6 on 25-04-2023, Head of Account 0030-02-103-003-02



**MANIMALA CHAKRABORTY**  
**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 1605-2023, Page from 22088 to 22140  
being No 160500613 for the year 2023.



Digitally signed by MANIMALA  
CHAKRABORTY  
Date: 2023.04.28 12:23:46 -07:00  
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 2023/04/28 12:23:46 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)