

16179/22

I-16195/2022



to registration. The signature sheet and
 पश्चिम बंगाल पश्चिम बंगाल
 WEST BENGAL
 this document are the part of this
 document.

78AB 888058

Addl. District Sub-Registrar
 Behala, South 24 Parganas

- 9 DEC 2022

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made this the^{9th}
 day of December, 2022 (Two Thousand Twenty-Two).

BETWEEN

(1) **SRI BAPI CHAKRABORTY**, Son of Sri Pawan Chakraborty alias Paban Chakraborty alias Pabon Chakraborty, (PAN AQAPC 1459 R) (AADHAAR NO. 7351 8038 7020) by faith Hindu, by occupation Business, by Nationality Indian, resident of 50/51, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously

24 3349828/22

16:42:37
9/12

21 NOV 2022

017383

No..... Rs. 10/- Date.....

Name :

N. P. Talukder
Advocate

Address :

Alipore Judges Court
Kolkata - 700027

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



A.D.S.R. Behal

9 DEC 2022

Dist. South 24 Pgs.

Major Information of the Deed

Deed No :	I-1607-16195/2022	Date of Registration	09/12/2022
Query No / Year	1607-2003349826/2022	Office where deed is registered	
Query Date	25/11/2022 11:11:56 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	NILADRE SEKHAR TALUKDAR Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9062098887, 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. 43,90,848/-		
Stamp duty 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 :



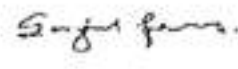


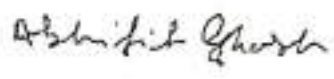


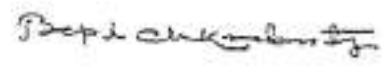
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hem Ch Mukherjee Road, , Premises No: 11C, , Ward No: 122 JI No: 13, Touzi No: 74 77 Pin Code : 700008




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	6 Katha 5 Chatak 24 Sq Ft	1/-	43,63,848/-	Width of Approach Road: 14 Ft.,
Grand Total :				10.4706Dec	1 /-	43,63,848 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Land Lord Details :



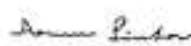


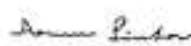


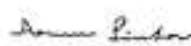


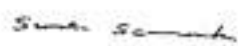


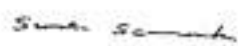


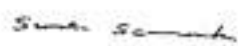
Sl No.	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Sajal Ghosh Son of Late Ajit Ghosh Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office</p>	<p>Photo</p>  <p>09/12/2022</p>	<p>Finger Print</p>  <p>LTI 09/12/2022</p>	<p>Signature</p>  <p>09/12/2022</p>
<p>22/1, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bfxxxxxx0p, Aadhaar No: 82xxxxxxx7179, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office</p>				
2	<p>Name</p> <p>Mr Abhijit Ghosh Son of Mr Bhola Nath Ghosh Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office</p>	<p>Photo</p>  <p>09/12/2022</p>	<p>Finger Print</p>  <p>LTI 09/12/2022</p>	<p>Signature</p>  <p>09/12/2022</p>
<p>6/1, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx4q, Aadhaar No: 25xxxxxxx2857, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office</p>				
3	<p>Name</p> <p>Mr Bapi Chakraborty Son of Mr Pawan Chakraborty Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office</p>	<p>Photo</p>  <p>09/12/2022</p>	<p>Finger Print</p>  <p>LTI 09/12/2022</p>	<p>Signature</p>  <p>09/12/2022</p>
<p>50/51, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx9R, Aadhaar No: 73xxxxxxx7020, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office</p>				







4	Name	Photo	Finger Print	Signature
	Mr Arun Ghosh Son of Late Paresh Chandra Ghosh Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office	 <small>09/12/2022</small>	 <small>LTI 09/12/2022</small>	 <small>09/12/2022</small>
50/4/5, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx3G, Aadhaar No: 67xxxxxxxx9752, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office				

Developer Details :



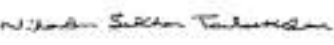
Sl No	Name,Address,Photo,Finger print and Signature
1	LOKENATH CONSTRUCTION 184, Hem Chandra Mukherjee Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: AAxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed 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> Mr Arun Sinha (Presentant) Son of Late Ajoy Sinha Date of Execution - 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022, Place of Admission of Execution: Office </td> <td>  <small>Doc 9 2022 10:54AM</small> </td> <td>  <small>LTI 09/12/2022</small> </td> <td>  <small>09/12/2022</small> </td> </tr> </tbody> </table> <p>9/15, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: BKxxxxxx8M, Aadhaar No: 86xxxxxxxx5067 Status : Representative, Representative of : LOKENATH CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Arun Sinha (Presentant) Son of Late Ajoy Sinha Date of Execution - 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022, Place of Admission of Execution: Office	 <small>Doc 9 2022 10:54AM</small>	 <small>LTI 09/12/2022</small>	 <small>09/12/2022</small>
Name	Photo	Finger Print	Signature						
Mr Arun Sinha (Presentant) Son of Late Ajoy Sinha Date of Execution - 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022, Place of Admission of Execution: Office	 <small>Doc 9 2022 10:54AM</small>	 <small>LTI 09/12/2022</small>	 <small>09/12/2022</small>						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Santi Samanta Son of Mr Tulsi Samanta Date of Execution - 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022, Place of Admission of Execution: Office </td> <td>  <small>Doc 9 2022 10:55AM</small> </td> <td>  <small>LTI 09/12/2022</small> </td> <td>  <small>09/12/2022</small> </td> </tr> </tbody> </table> <p>69/N, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: DSxxxxxx6L, Aadhaar No: 26xxxxxxxx5041 Status : Representative, Representative of : LOKENATH CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Santi Samanta Son of Mr Tulsi Samanta Date of Execution - 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022, Place of Admission of Execution: Office	 <small>Doc 9 2022 10:55AM</small>	 <small>LTI 09/12/2022</small>	 <small>09/12/2022</small>
Name	Photo	Finger Print	Signature						
Mr Santi Samanta Son of Mr Tulsi Samanta Date of Execution - 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022, Place of Admission of Execution: Office	 <small>Doc 9 2022 10:55AM</small>	 <small>LTI 09/12/2022</small>	 <small>09/12/2022</small>						

3	Name	Photo	Finger Print	Signature
	Mr Bapi Chakraborty Son of Mr Pawan Chakraborty Date of Execution - 09/12/2022, , Admitted by: Self, Date of Admission: 09/12/2022, Place of Admission of Execution: Office			
		Dec 9 2022 10:51AM	LTI 09/12/2022	09/12/2022
50/51, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx9R, Aadhaar No: 73xxxxxxxx7020 Status : Representative, Representative of : LOKENATH CONSTRUCTION (as Partner)				
4	Name	Photo	Finger Print	Signature
	Mr Arun Ghosh Son of Late Paresh Chandra Ghosh Date of Execution - 09/12/2022, , Admitted by: Self, Date of Admission: 09/12/2022, Place of Admission of Execution: Office			
		Dec 9 2022 10:53AM	LTI 09/12/2022	09/12/2022
50/4/5, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx3G, Aadhaar No: 67xxxxxxxx9752 Status : Representative, Representative of : LOKENATH CONSTRUCTION (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Niladre Sekhar Talukdar Son of Late S K Talukdar 10/2, M L Gupta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008			
	09/12/2022	09/12/2022	09/12/2022
Identifier Of Mr Sajal Ghosh, Mr Abhijit Ghosh, Mr Bapi Chakraborty, Mr Arun Ghosh, Mr Arun Sinha, Mr Santi Samanta, Mr Bapi Chakraborty, Mr Arun Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sajal Ghosh	LOKENATH CONSTRUCTION-2.61766 Dec
2	Mr Abhijit Ghosh	LOKENATH CONSTRUCTION-2.61766 Dec
3	Mr Bapi Chakraborty	LOKENATH CONSTRUCTION-2.61766 Dec
4	Mr Arun Ghosh	LOKENATH CONSTRUCTION-2.61766 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Sajal Ghosh	LOKENATH CONSTRUCTION-25.00000000 Sq Ft
2	Mr Abhijit Ghosh	LOKENATH CONSTRUCTION-25.00000000 Sq Ft
3	Mr Bapi Chakraborty	LOKENATH CONSTRUCTION-25.00000000 Sq Ft
4	Mr Arun Ghosh	LOKENATH CONSTRUCTION-25.00000000 Sq Ft

09/12/2022 Query No:-16072003349826 / 2022 Deed No 1 - 160716195 / 2022, Document is digitally signed.

On 08-12-2022

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 43,90,848/-



Asis Kumar Dutta

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

On 09-12-2022

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 10:42 hrs on 09-12-2022, at the Office of the A.D.S.R. BEHALA by Mr Arun Sinha .

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

Execution is admitted on 09/12/2022 by 1. Mr Sajal Ghosh, Son of Late Ajit Ghosh, 22/1, Hem Chandra Mukherjee Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 2. Mr Abhijit Ghosh, Son of Mr Bholu Nath Ghosh, 6/1, Hem Chandra Mukherjee Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 3. Mr Bapi Chakraborty, Son of Mr Pawan Chakraborty, 50/51, Hem Chandra Mukherjee Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 4. Mr Arun Ghosh, Son of Late Paresch Chandra Ghosh, 50/4/5, Hem Chandra Mukherjee Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business

Identified by Mr Niladre Sekhar Talukdar, , Son of Late S K Talukdar, 10/2, M L Gupta Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-12-2022 by Mr Arun Sinha, Partner, LOKENATH CONSTRUCTION (Partnership Firm), 184, Hem Chandra Mukherjee Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr Niladre Sekhar Talukdar, , Son of Late S K Talukdar, 10/2, M L Gupta Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Advocate

Execution is admitted on 09-12-2022 by Mr Santi Samanta, Partner, LOKENATH CONSTRUCTION (Partnership Firm), 184, Hem Chandra Mukherjee Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr Niladre Sekhar Talukdar, , Son of Late S K Talukdar, 10/2, M L Gupta Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Advocate

Execution is admitted on 09-12-2022 by Mr Bapi Chakraborty, Partner, LOKENATH CONSTRUCTION (Partnership Firm), 184, Hem Chandra Mukherjee Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr Niladre Sekhar Talukdar, , Son of Late S K Talukdar, 10/2, M L Gupta Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Advocate

Execution is admitted on 09-12-2022 by Mr Arun Ghosh, Partner, LOKENATH CONSTRUCTION (Partnership Firm), 184, Hem Chandra Mukherjee Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr Niladre Sekhar Talukdar, , Son of Late S K Talukdar, 10/2, M L Gupta Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Advocate

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 08/12/2022 4:44PM with Govt. Ref. No: 192022230207779211 on 08-12-2022, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1973387183 on 08-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 7,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 888058, Amount: Rs.10.00/-, Date of Purchase: 21/11/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/12/2022 4:44PM with Govt. Ref. No: 192022230207779211 on 08-12-2022, Amount Rs: 7,010/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1973387183 on 08-12-2022, Head of Account 0030-02-103-003-02



Asis Kumar Dutta

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BEHALA

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2022, Page from 477578 to 477624
being No 160716195 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA
Date: 2022.12.09 17:11:07 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/12/09 05:11:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas, (2) **SRI ARUN GHOSH**, Son of Late Paresh Chandra Ghosh, (PAN **AVOPG 8223 G**) (AADHAAR NO. **6746 3013 9752**) by faith Hindu, by occupation Business, by Nationality Indian, residing at 50/4/5, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas, (3) **SRI SAJAL GHOSH**, Son of Late Ajit Ghosh, (PAN **BFWPG 7700 P**) (AADHAAR NO. **8240 6157 7179**) by faith Hindu, by occupation Business, by Nationality Indian, resident of 22/1, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas and (4) **SRI ABHIJIT GHOSH**, Son of Sri Bhola Nath Ghosh, (PAN **AFDPG 3284 Q**) (AADHAAR NO. **2563 5324 2857**) by faith Hindu, by occupation Business, by Nationality Indian, residing at 6/1, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas hereinafter jointly and collectively called and referred to as "**OWNERS/VENDORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives, nominees, and assigns) of the **FIRST PARTY / PART.**

A N D

"M/S. LOKENATH CONSTRUCTION", a Partnership firm (PAN **AAIFL 0004 D**) having its Office at 184, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas represented by its Partners namely (1) **SRI ARUN SINHA**, Son of Late Ajoy Sinha, (PAN **BKFPS 2398 M**) (AADHAAR NO. **8619 5043 5067**) by faith Hindu, by occupation Business, by Nationality Indian, resident of 9/15, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas, (2) **SRI SANTI**

SAMANTA, Son of Sri Tulsi Samanta alias Tulsi Charan Samanta alias Tulshi Samanta, (PAN **DSWPS 4536 L**) (AADHAAR NO. **2607 3346 5041**) by faith Hindu, by occupation Business, by Nationality Indian, resident of 69/N, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas, (3) **SRI BAPI CHAKRABORTY**, Son of Sri Pawan Chakraborty alias Paban Chakraborty alias Pabon Chakraborty, (PAN **AQAPC 1459 R**) (AADHAAR NO. **7351 8038 7020**) by faith Hindu, by occupation Business, by Nationality Indian, resident of 50/51, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas and (4) **SRI ARUN GHOSH**, Son of Late Paresh Chandra Ghosh, (PAN **AVOPG 8223 G**) (AADHAAR NO. **6746 3013 9752**) by faith Hindu, by occupation Business, by Nationality Indian, residing at 50/4/5, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas hereinafter jointly called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-office, executors, administrators, legal representatives, successors and assigns) of the **SECOND PARTY / PART**.

WHEREAS originally one Dharendra Nath Ghosh son of Late Haripriyo Ghosh, since deceased, set feet into the shoes of his father and acquired right, title, and interest over 1.45 satak of land left by his father as per provision laid down in Hindu Law and began to seize, possess and enjoy the said property uninterruptedly.

AND WHEREAS during continuance of the process of district settlement in the year 1956 introduced by the Government of West Bengal the name of the above named owner was incorporated in the records of right and thus since the date of final publication of R.O.R highlighting the above named owner as lawful possessor in respect of the aforementioned property subsequently marked and identified

with the various dag numbers including Dag No. 405 and under various khatian numbers including Khatian No. 114 the said owner started to seized, possession and enjoy without affronting any hindrance of any corner.

AND WHEREAS during enjoyment of the said property, the said Dhirendra Nath Ghosh gifted, transferred and conveyed ALL THAT piece and parcel of land measuring about 6 (Six) Cottahs 10 (Ten) Chittaks 0 (zero) Sft. (more or less) out of total land measuring about 1.45 Satak more or less lying and situated at R.S. Dag No. 405 corresponding to R.S. Khatian No. 114 in Mouza - Muradpur, J.L. No. 13, Touzi No. 74-77, 82, R.S. No. 192, Pargana - Magura, District Sub-Registrar at Alipore and A.D.S.R. Office at Behala, Police Station previously Thakurpukur at present Haridevpur and within the local limit of the then South Suburban Municipality now within Ward No. 123 of The Kolkata Municipal Corporation (S.S. Unit) out of Premises No. 11, Hemchandra Mukherjee Road in the District of South 24 Parganas togetherwith all easement rights appurtenant thereto to his son Subal Chandra Ghosh and the said Deed of Gift was registered at the Office of the Additional District Sub-Registrar Behala, South 24 Parganas and recorded in Book No. 1, Volume No. 70, Pages 195 to 200, Being No. 3042 for the year 1990.

AND WHEREAS above named Subal Chandra Ghosh, the then owner, during continuance of possession and enjoyment of the said property securing his exclusive right, title and interest thereon mutated his name in respect of the property with the Office of the then South Suburban Municipality and thereafter in the Office of the Kolkata Municipal Corporation (South Suburban Unit) and thus at present the said property has been known and numbered with the **Premises No. 11C**, Hemchandra Mukherjee Road, Ward No. 123 K.M.C. specified and identified with the Assessee No. 411230700600, Police Station : Thakurpukur now Haridevpur, Kolkata : 700008, District South 24 Parganas.

AND WHEREAS the Owner/Vendor therein during continuance of uninterrupted possession and peaceful enjoyment of the said

property containing an area of **6 (Six) Cottahs 10 (Ten) Chittaks 0** sft as per physical measurement it is **6 (Six) Cottahs 5 (Five) Chittaks 24** sft more or less together with brick built tile shed structure measuring **100** Sq. ft. free from all encumbrances rather having clear and marketable title lying and situated in Mouza - Muradpur, J.L. No. 13, Touzi No. 74-77, 82, R.S. No. 192, Pargana - Magura, R.S. Dag No. 405 and R.S. Khatian No. 114 corresponding to L.R Dag No. 566 and L.R Khatian No. 1359, District Sub-Registration Office at Alipore and Addl. District Sub-Registration Office at Behala, being **Premises No. 11C**, Hemchandra Mukherjee Road, Ward No. 123 K.M.C. specified and identified with the Assessee No. 411230700600, Police Station : Thakurpukur now Haridevpur, Kolkata : 700008, District-South 24 Parganas including all sorts of right of easement over the adjoining passages etc. the details of which specifically and elaborately elucidated in the SCHEDULE written herein below, made up his mind to sell, transfer and dispose of the same in favour of the present Owners/Vendors i.e **SRI BAPI CHAKRABORTY, SRI ARUN GHOSH, SRI SAJAL GHOSH** and **SRI ABHIJIT GHOSH** by virtue of execution and registration of an Instrument for Sale and the said Deed of Sale was registered on **29/06/2022** at the office of the Additional District Sub Registrar, Behala, South 24 Parganas recorded in Book No. **I**, Volume No. **1607-2022**, Pages from **287954** to **287979**, being No. **160709105**, for the year **2022**.

AND WHEREAS the said owners i.e. (1) **SRI BAPI CHAKRABORTY**, (2) **SRI ARUN GHOSH**, (3) **SRI SAJAL GHOSH** and (4) **SRI ABHIJIT GHOSH**, during joint possession and enjoyment of the said total property in the form of single unit and they mutated their names in the Assessment Register of ownership of The Kolkata Municipal Corporation as well as concerned B.L and L.R.O office and started to enjoy the same without any hindrances and disturbances by paying taxes and other impositions to the K.M.C in regularly and punctually in respect of the said property, the details of which is specifically mentioned in the SCHEDULE "A" herein below.

Be it necessary to incorporate it here that 1) TAPAN NEOGI son of Late Bishnu Neogi and 2) GOUTAM ROY Son of Late Tarapada Roy are occupying and possessing some portion of the structure of the Schedule mentioned property with the status of monthly tenant at a monthly rent of **Rs.1,000/-** (Rupees One Thousand) each payable according to English calendar and agreed to pay the rent for use and enjoyment of their right of tenancy in respect of the said tenanted portions containing an area of total **1200** (One Thousand Two Hundred) sft. a little bit more or less (**600** Sft each) consisting Two rooms, One Kitchen cum dinning and toilet for each tenant together with water facility excluding electricity charges under the **FIRST PARTY** herein and thus Owners of the property started to grant issue and hand over the monthly rent receipt in favour of the said tenants' month by month after acceptance of money towards rent for the said tenanted portions.

AND WHEREAS the Owners during possession and enjoyment of the said joint property securing their all sorts of right, title and interest made up their mind to enjoy the said property in better mode and manner by way of erection of a multi storied building after demolition of existing structure standing thereon.

AND WHEREAS the Owners / First Party herein, could not proceed in consonance with their desire rather to implement their willingness on account of their financial crunches and technical knowhow for such erection of multi storied building. The Owners / First Party herein, thus decided to erect multi storied building in the said SCHEDULE "A" mentioned property with the help of any Financer and / or Developer.

AND WHEREAS the Developer / Second Party herein, having learnt about such intention of the Owners / First Party in respect of construction of building in their property and mentioned in the SCHEDULE "A" property, approached with a proposal to allow the second party/ developer to make construction of building on joint venture basis in their afore stated property the details of which

elaborately elucidated in the schedule below in accordance with the building plan (to be sanctioned by the K.M.C.) expending entire amount form the Developer's fund.

AND WHEREAS the Owners / First Party considering the proposal tendered by the Developer / Second Party regarding construction of building in the schedule mentioned property reasonable and justified agreed with the proposal of the Developer to allow the second party to make construction of building in the property of the owners subject to fulfillment of certain terms and conditions. Thus immediately after acceptance of the proposal of the Developer by the Owners / First Party herein, the Developer started to proceed with the formalities in respect of Development of the said Property mentioned in the SCHEDULE "A" i.e. the property lying and situated at Mouza - Muradpur, J.L. No. 13, Touzi No. 74-77, 82, R.S. No. 192, Pargana - Magura, R.S. Dag No. 405 and R.S. Khatian No. 114 corresponding to L.R Dag No. 566 and L.R Khatian No. 6757, 6758, 6759 & 6760 District Sub-Registration Office at Alipore and Addl. District Sub-Registration Office at Behala, being **Premises No. 11C**, Hemchandra Mukherjee Road, Ward No. 123 K.M.C. specified and identified with the Assessee No. 411230700600, Police Station : Thakurpukur now Haridevpur, Kolkata : 700008, District-South 24 Parganas, being satisfied regarding the free and marketable title of the said property belongs to the owners herein after inspecting of the Deeds, old Documents etc. relating to the said property.

AND WHEREAS the parties herein i.e. the Owners and Developer jointly and unanimously agreed to enter in to an Agreement for Development of the said Owners' property on joint Venture basis under the terms and condition in corporate herein below.

AND WHEREAS the present Owners has agreed with the said proposal of the Developer on certain terms and conditions for the contemplated joint venture have been settled, between the parties as herein after appearing.

AND WHEREAS the present Owners have declared and represented as under:

- i) That the present Owners are the absolute owners of the property.
- ii) That the said property is absolutely free from all encumbrances, mortgages, attachments, liens, lispendants or rights of others, whatsoever.
- iii) That the present Owners have not entered into any agreement for sale of the said property or neither any part thereof nor they have bound themselves by any such condition as would laid to a proceeding under Specific Relief Act in relation to the said property.
- iv) That the Owners have good right, indefeasible title and absolute power and authority to transfer their said property and every part thereof.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by the parties hereto the following terms and conditions :-

ARTICLE - I, DEFINITIONS

- (i) **OWNERS** - shall mean (1) **SRI BAPI CHAKRABORTY**, Son of Sri Pawan Chakraborty alias Paban Chakraborty alias Pabon Chakraborty, by faith Hindu, by occupation Business, by Nationality Indian, resident of 50/51, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas, (2) **SRI ARUN GHOSH**, Son of Late Paresh Chandra Ghosh, by faith Hindu, by occupation Business, by Nationality Indian, residing at 50/4/5, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas, (3) **SRI SAJAL GHOSH**, Son of Late Ajit Ghosh, by faith Hindu, by occupation

Business, by Nationality Indian, resident of 22/1, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas and (4) **SRI ABHIJIT GHOSH**, Son of Sri Bhola Nath Ghosh, by faith Hindu, by occupation Business, by Nationality Indian, residing at 6/1, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas and their respective heirs, executors, administrators, legal representatives and assigns deriving title under its.

- (ii) **DEVELOPER** - shall mean "**M/S. LOKENATH CONSTRUCTION**", a Partnership firm having its Office at 184, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas represented by its Partners namely (1) **SRI ARUN SINHA**, Son of Late Ajoy Sinha, by faith Hindu, by occupation Business, by Nationality Indian, resident of 9/15, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas, (2) **SRI SANTI SAMANTA**, Son of Sri Tulsi Samanta alias Tulsi Charan Samanta alias Tulshi Samanta, by faith Hindu, by occupation Business, by Nationality Indian, resident of 69/N, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas, (3) **SRI BAPI CHAKRABORTY**, Son of Sri Pawan Chakraborty alias Paban Chakraborty alias Pabon Chakraborty, by faith Hindu, by occupation Business, by Nationality Indian, resident of 50/51, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas and (4) **SRI ARUN GHOSH**, Son of Late Paresh Chandra Ghosh, by faith Hindu, by occupation Business, by Nationality

Indian, residing at 50/4/5, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas and include its successors, successors-in-office, executors, administrators, legal representatives, successors and assigns.

- (iii) **THE SAID PROEPTY** - Shall mean (SCHEDULE "A" property) **ALL THAT** piece or parcel of land measuring **6 (Six) Cottahs 10 (Ten) Chittaks 0** sft as per physical measurement it is **6 (Six) Cottahs 5 (Five) Chittaks 24** sft more or less together with brick built tile shed structure measuring **100** Sq. ft. standing thereupon, which is lying and situated at Mouza - Muradpur, J.L. No. 13, Touzi No. 74-77, 82, R.S. No. 192, Pargana - Magura, R.S. Dag No. 405 and R.S. Khatian No. 114 corresponding to L.R Dag No. 566 and L.R Khatian No. 6757, 6758, 6759 & 6760 District Sub-Registration Office at Alipore and Addl. District Sub-Registration Office at Behala, being **Premises No. 11C**, Hemchandra Mukherjee Road, Ward No. 123 K.M.C. specified and identified with the Assessee No. 411230700600, Police Station : Thakurpukur now Haridevpur, Kolkata : 700008, District-South 24 Parganas more fully described in the SCHEDULE "A" hereunder written on which the new proposed building will be constructed.
- (iv) **"Architect"** Shall mean such architect or firm of architect's whom the developer/ contractor may, from time to time appoint as architect for the new building.
- (v) **"The Building Plan"** shall mean the map or plan prepared by the architect of the Developer and mean-while sanctioned the said building plan in respect of the SCHEDULE "A" property by the Kolkata Municipal Corporation.
- (vi) **"The New Building"** shall mean the multistoried residential building to be constructed in the property by the developer

/contractor in pursuance hereof and the land including the building shall be treated as SCHEDULE "A" property as well as joint property of the Owners and the Developer herein.

- (vii) **"The Constructional useable area"** herein shall mean the habitable and /or salable areas of the entirety of the ground to the third floor including the lobbies, staircase, etc. appurtenant thereto including the roof and or any other spaces which may be subsequently available in the ground floor of the SCHEDULE property.
- (viii) **"Owners' allocation"** means the Developer shall provide the following against the development of the said plot of land. The Developer shall provide total **EIGHT flats** (including Tenants' **Two Flats** in the **GROUND FLOOR Western** side of the building), **ONE shop** and **ONE car parking space** out of which **Two flats** in the **Second Floor Back side** and other **FOUR Flats** in **Third Floor** and / or **Entire Third floor**. **Two Flats** (Tenants) in the **GROUND FLOOR Western** side, **One Shop** being No. **1** in the **Eastern** side measuring about **80 (Eighty)** Sft more or less and **One car parking space** being No. **C-1** in the middle of **Southern** side measuring about **130 (One Hundred Thirty)** Sft more or less in the **GROUND Floor** of the Building to be constructed on the said property as per Building plan duly sanctioned by The Kolkata Municipal Corporation which is specifically mentioned in the **SCHEDULE "B"** herein below.

The above allocation including undivided proportionate share of right, title and interest of the land comprised in the said building and right to enjoy the common areas, facilities and amenities as available or to be available in the said premises more fully and particularly set out in the SCHEDULE "D" hereunder written, along with the Owners absolute right to sell, transfer, lease, let our or

self-use or in any manner deal with the same as the absolute owners thereof. The Owners' allocation shall be provided with fixture fittings and amenities as set out in the Schedule "E" hereinafter stated.

Except the above, the Owners shall not claim or demand any area in the building to be constructed in the said premises or shall not demand any further amount for the sale of flat/s, and other spaces in the Developer's allocation of the building to be constructed at the said premises.

- (ix) "**Developer's allocation**" means as follows: That the developer herein has been allotted rest of the construction area i.e. balance constructed area of the building to be erected in the schedule mentioned property towards developers' allocation in the schedule mentioned property towards developers' allocation which is specifically mentioned in the SCHEDULE "C" i.e. all the remaining portions except the owners' allocation (SCHEDULE "B" property) of the said property.
- (x) "**COMMON EXPENSES**" shall mean and include all expenses to be incurred by the unit owners of the proposed building for the management and maintenance of the building and the property after completion of the building.
- (xi) "**COMMON PORTION, FACILITIES & AMENITIES**" shall mean all the common areas and installations comprised in the proposed building and the property, after its development, including, staircase, roof, lobbies, passages, pathways, boundary walls, service areas including motor pump room, electric meter space, underground reservoir, overhead tanks, sewerage system etc. and other facilities.
- (xii) "**SALEABLE SPACE**" shall mean the space in the proposed building available for independent use and occupation and

proportionate undivided rights of user of the common areas and the space required therefore.

- (xiii) **"PROJECT"** shall mean the work of development undertaken to be done by the developer/contractor in pursuance hereof, till the development of the property to be completed and possession of the completed units is taken over by the unit owners.
- (xiv) **"PROPORTIONATE SHARE"** with all its cognate variations shall mean such ratio which the covered area of any unit shall be in relation to the covered area of all the units in the proposed building.
- (xv) **"UNIT"** shall mean residential flats and other covered spaces in the proposed building, which is capable of being exclusively owned, used and /or enjoyed by all owners and those are not within the common portions of SCHEDULE property.
- (xvi) **"Unit Owners"** shall mean any person who lawfully acquires and /or attains lawful ownership of any unit in the proposed building and shall include the Developer/contractor and /or his nominee or nominees, for the Units held by them from time to time.
- (xvii) **"Period for construction of the building that"** the building shall be completed within **36** (Thirty-Six) months from the date of registration of this Development Agreement by the Owners.
- (xviii) **"Association"** shall mean the association to be formed by the Unit Owners for the purpose of maintenance of the new building and the property and for collecting and defraying the common expenses provided that until such association is formed, the developer/ contractor would be entitled to manage

and /or maintain the new building and property to collect the common expenses.

- (xix) "**SPECIFICATION**" shall mean the specifications for constructing the new building as stated in the SCHEDULE "F" hereto.
- (xx) "THE TITTLE DEED" shall mean deed of conveyance and all Deeds and documents in respect of the said property.
- (xxi) "ADVOCATE" shall mean the Advocate and Legal Practitioner appointed by the Developer/contractor and Niladre Sekhar Talukdar will solely conduct the Act of Advocacy for the Developer/ contractor and /or Owners and he will do all legal works pertaining to this project including Registration of all Deeds and Documents which will be required in this project for Developer's Allocation & Owners' Allocation.

THE OWNERS HAVE REPRESENTED TO THE DEVELOPER / CONTRACTOR AS FOLLOWS :-

- (i) That the owners are absolutely seized and possessed of and /or otherwise well and sufficiently entitled to the said property mentioned herein above. That the right title and interest of the owners in the said property mentioned hereinabove are free from all encumbrances and the owners has a marketable title to the same.
- (ii) That the entirety of the said property mentioned hereinabove is in actual and physical possession of the owners.
- (iii) That the owners have not received any notice for acquisition or requisition of the said property mentioned hereinabove or any part or portion thereof under any of laws for the time being in force.
- (iv) Neither the property nor any part thereof has been attached and /or is liable to be attached under any decree or order of

any court of law or due to Income Tax, Revenue or any other Public Demand.

- (v) That the owners have not entered into any Agreement for sale, Lease, Development or otherwise for transfer and /or development of the said property mentioned herein or any part or portion thereof in favour of any other person other than the Developer /contractor herein.
- (vi) That the owners are not aware of any impediment affecting the said property mentioned herein whereby he/they is/are in any way barred from entering into this agreement.
- (vii) That the owners are fully and sufficiently entitled to deal with, develop and /or dispose of proportionate share of the land of the said property mentioned herein and thus have entered into this Agreement.
- (viii) That the owners shall compensate to the developer in respect of additional expenses and/or towards extra works if afforded by the developer in the owners' allocation (if any written instruction provided by the Owners).
- (ix) That the owners hereby whole heartedly agreed to extend their good hands of co-operation in all respect to facilitate the developer to proceed with the work of construction for erection of building without any interruption.
- (x) The Owners have every right to inspect day to day progress of the construction work through their engineer, architect etc. and right to cancel and /or change the said low standard materials.

ARTICLE - II

COMMENCEMENT

- 2.1 This agreement shall be in force from the date of execution of this Agreement and subsequently time may be extended if situation demands on account of unavoidable circumstances (force majeure) and or beyond control by the parties herein.

- 2.2 This agreement shall cease to operate only in the event of complete transfer and registration of all the Developer /Contractor's allocated saleable space in the new proposed building by the Developer /contractor in the manner as provided herein as per terms and condition mentioned in this agreement.

ARTICLE -III

OWNERS' RIGHT & REPRESENTATION

- 3.1 The owners seize and possesses of or otherwise well and sufficiently entitled to the property to utilize the same in accordance with his/their own volition and to erect building as per above mentioned Developer herein.
- 3.2 The said property is free from all encumbrances and the owners have a marketable title in respect of the property.
- 3.3 There is no bar, legal or otherwise for the owners to obtain the certification of the Income Tax Act 1961 and other consents and permissions if required that may be required in respect of the said property, if required.
- 3.4 That there is no suit or proceedings pending regarding the title in respect of the said property or any part thereof before any Court within the jurisdiction or any court within the territory of India.
- 3.5 The owners shall deliver or hand over all Deeds and all the documents relating to the said property which are in possession and control of the owners at the time of execution of these presents to the Developer /Contractor and the owners shall produce all documents in original and all other papers regarding the said property as and when required by the Developer /Contractor and after requirement of the Developer all original paper should be handed over /return to the owners as early as possible.
- 3.6 The Developer will clear all the dues such as Municipal Taxes and BL & LRO Taxes of the said property from the date of

handing over the possession to hand over the same to the Owners.

ARTICLE-IV

DEVELOPER'S /CONTRACTOR'S RIGHT & REPRESENTATION

- 4.1 That the Developer has been authorized and empowered to proceed with the work of construction in the SCHEDULE "A" property of the owners as per plan to be sanctioned by the K.M.C.
- 4.2 That the Developer /Contractor shall have full right to execute any agreement for sale, transfer and conveyance of the Developer /Contractor's allocation PROVIDED THAT the Developer /Contractor shall prior to deliver possession of any part out of its allocation deliver possession of the owners' allocation and consideration mentioned hereinabove to the owners with their full satisfaction.

ARTICLE-V

DEVELOPER'S /CONTRACTOR'S OBLIGATIONS

- 5.1 The Developer / Contractor shall use and /or cause to be used such standard building materials as shall be specified by the licensed building surveyor or registered Architect of the Building PROVIDED HOWEVER proportion and quality of such materials shall conform to the accepted standard of I.S.I specification.
- 5.2 The building shall be constructed and completed by the developer/ contractor as per specification provided in SCHEDULE "E" hereunder written all flats/units as well as common areas and facilities shall consist of and be provided with materials, fixtures, fittings, and facilities at the cost and responsibility at the Developer/contractor herein. Under no circumstances irrespective of any ground whatsoever, the developer/contractor shall be entitled to claim or demand any payment of whatsoever nature from the owners in respect of erection, construction and completion of the said building.

- 5.3 The Developer / Contractor shall construct and complete the building under the direction, supervision and control of the competent authority (Civil Engineer) and expert and skilled workmanship shall be engaged for completion of work efficiently.
- 5.4 All costs, charges, fees levies, impositions, statutory payment taxes and expenses of whatever name called for erection, Construction and completion of the said building, its materials fittings and fixtures all respect, including connection of water, sewerage, electricity and other amenities for the building shall paid and borne by the developer/ contractor and Owners have no responsibility and or liability towards payments of any dues, liabilities, costs charges, expenses by whatsoever named called relating to any and /or arising there from in any manner of whatsoever nature. However to avoid any future doubts, it is made clear that the costs, deposit and charges for individual and separate Electricity Meter for the respective unit /flat of the Owners' shall be borne by the developer.
- 5.5 The Developer / Contractor shall be responsible and liable for payment of and /or meeting all cost, charges, fees, levies and expenses of the building materials, all permissions, licenses, quota as and other requirements for erections, construction and completion of the building in totally. under no circumstances the owners shall be responsible or liable for payment of any amount of whatsoever nature or on any part thereof or any other account or for any other acts, deeds obligations and things by whatsoever name called that may be done executed or performed by the developer/contractor. The Developer / Contractor shall as its own costs and expenses, causes to be required for supply of standard building materials so as to ensure the progress of erection, construction and ultimate completion of the building within the time specified herein. All taxes and Levies on Building materials, fittings, and fixture as per Second schedule hereunder written shall be paid and borne by the developer/contractor.

- 5.6 While dealing with and /or entering into any Agreements and /or dealing with commitments relating to the developer/ contractor's allocated portion (as defined herein before) or any part thereof, the developer shall fully comply with, observe, fulfill and perform the requirement under the law and while incorporate and ensure fulfillment and compliance of all restrictive conditions and covenants contained herein, save and provided hereinafter, the owners shall not be responsible or liable for any commitment that may be made by the Developer/Contractor. The Developer/ Contractor shall always keep the owners fully indemnified as against its acts and commitments. Developer shall hand over owners' allocation first and before delivery of any portion of the Developer's allocation.
- 5.7 Notwithstanding anything contained or stated herein, all labors workers, supervisors and other employees or persons by whatever defined employed, engaged, deputed, appointed or required for erection, construction and completion of the building shall be regarded as the Developer/Contractor's employees or workman and the Owners shall have no concern with them and not be responsible or liable for meeting any obligations in any manner whatsoever in that regard.
- 5.8 The Developer / Contractor shall be solely responsible for and make and pay all payments, wages, and dues contributions entitlement contractual and / or statutory obligation and requirements of the workmen, supervisors, workers, labors employees. Architect and others by whatever name called or described, appointed, deputed, or engaged or required or put on site for erection, construction and completion of the said newly proposed building and every part thereof and the owners shall under no circumstances be deemed to be the employer and no responsibility and / or liability will shift upon them and the Developer/Contractor shall keep the owners indemnified from all or any claims, damages, payments costs and consequences suffered or incurred there from.

- 5.9 The owners shall not be answerable or liable for any mode, part or nature of construction or for any material to be used in course of or relating to creation construction and completion of the building or any part thereof. One of the copies of sanctioned plan shall be given to the owners by the developer.
- 5.10 The Developer /Contractor shall be duty bound to complete the owners' allocated portion in all respect including permanent domestic water and sewerage, electric connection as well as common areas and facilities and make the same fully habitable for user as per law within the said 5 (Five) months from the date of registered of this Agreement for Development with General Power of Attorney which unless prevented by force majeure reasons without default, save and except for the reasons mentioned hereinabove.

ARTICLE-VI

OWNERS OBLIGATIONS

- 6.1 To provide the Developer /Contractor with appropriate powers (Registered Development Power of Attorney) which may be required in connection with construction, erection, completion of the newly proposed building and to appear for and represent the owners before all concerned authorities and to make sign and execute application, declaration and other relevant papers and documents to appropriate authorities for obtaining all quotas, entitlements, permits, licenses and other allocations of building materials and /or for connections of water, sewerage and electricity or as may be required from time to time and /or otherwise concerning negotiations for transfer of flats /units only Developers allocated portion as described above to the intending purchasers thereof and all cost and expenses in that respect shall be borne by the Developer /Contractor and in that respect the owners hereby appoint "**M/S. LOKENATH CONSTRUCTION**", a Partnership firm having its Office at 184, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata

- 700008, District South 24 Parganas represented by its Partners namely (1) **SRI ARUN SINHA**, Son of Late Ajoy Sinha, by faith Hindu, by occupation Business, by Nationality Indian, resident of 9/15, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas, (2) **SRI SANTI SAMANTA**, Son of Sri Tulsi Samanta alias Tulsi Charan Samanta alias Tulshi Samanta, by faith Hindu, by occupation Business, by Nationality Indian, resident of 69/N, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas, (3) **SRI BAPI CHAKRABORTY**, Son of Sri Pawan Chakraborty alias Paban Chakraborty alias Pabon Chakraborty, by faith Hindu, by occupation Business, by Nationality Indian, resident of 50/51, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas and (4) **SRI ARUN GHOSH**, Son of Late Paresh Chandra Ghosh, by faith Hindu, by occupation Business, by Nationality Indian, residing at 50/4/5, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas.

ARTICLE- VII

- 7.1 The land upon which the said building shall be erected and constructed and appurtenant thereto as the common areas facilities to be provided for and /or at the said building shall always remain common, impartibly, indefeasible and undivided. The Developer/ Contractor shall be entitled to deal with their balance, and / or rest of construction area, allocated portion together with the undivided proportionate share of the land as well as areas and facilities.
- 7.2 The format of the draft indenture of conveyance, that may be required to be executed and registered by the owners unto and

in favour of the Developer/Contractor and /or it's nominee or nominees in respect of transfer of rest of constructed area (after hand over the owners' allocation) and /or relating to the developer/ contractor's allocated portions shall be prepared by the Developer/Contractor, execute Intender of Conveyance (s) unto and in favour of the Developer/Contractor and /or its nominee or nominees as the case may be subject to the terms and conditions provided herein. Provided that such execution and registration of the Indenture of the Conveyance Shall be done after getting possession of the Owners' allocation in the new proposed building after completion thereof.

- 7.3 Subject to the above restrictions and condition contained herein the Developer / Contractor shall be entitled to enter into any contract or agreement relating to their allocated portions on such terms and conditions and stipulations as it may deem fit and proper in accordance with law and the owners shall execute required Indenture, unto and in favour of the said nominee or nominees of the Developer/ Contractor and cause the same registered in accordance with law and admit such execution registration provided however, all cost, charges and expenses of the required value of stamp duty, registration costs, Advocate fee and expenses incidental thereto shall be paid and borne by the Developer/ Contractor and /or its nominee or nominees, as the case may be.

ARTICLE-VIII
MISCELLANEOUS

- 8.1 This Agreement shall always be treated as an agreement by and between the owners and the Developer.
- 8.2 Simultaneously with the execution of this Agreement the owners already hand over peaceful and vacant possession of their land in the aforesaid property to the Developer/ Contractor for start of construction work on the said property by the owners in favour of the Developer / Contractor, the possession of the said property along with the rights of the Developer/ Contractor in respect of the said property by virtue of this presents and /or in

pursuance thereof shall not be obstructed or disputed or challenged or disturbed by the owners provided the Developer /Contractor shall carry on with the project in terms of this agreement.

- 8.3 It is understood that from time to time to facilitate the construction of the building by the Developer / Contractor various acts, deeds matters and things not herein specified may be required to be done, executed and performed and for which the Developer /Contractor may require adequate powers and authorities from the owners and for such matters, the owners shall provide all required power and authorities unto and in favour of the Developer/ Contractor as and when the same is or are required and called upon and to execute, sign all such additional applications and other papers and documents as may be required from time to time in accordance with law provided that those acts, deeds matters and things do not in any way infringe or prejudice the right of the owners and or be contrary to the terms and stipulations contained in these presents or against the spirit thereof. The Developer cannot assign this Agreement to anybody without written consent by the Owners.
- 8.4 The Developer shall not provide any alternative rental accommodations to Owners during the time of construction.
- 8.5 The Developer already demolish the existing building at their own costs and expenses and received sale proceed of the goods of the said building.
- 8.6 It is clarified that all works of development shall be done by the Developer/ Contractor at their own costs and expenses on and from the date of receiving vacant and peaceful possession over the SCHEDULE "A" property and shall be completed the said building within 36 (Thirty-Six) months from the date of registered of this Agreement for Development.
- 8.7 All municipal taxes and other outgoings in respect of the said property upto the date of handing over possession of the said property to the Developer/ Contractor shall be borne and paid

by the owners and thereafter shall be borne by the Developer/ Contractor.

- 8.8 The Developer/contractor will complete the construction of multistoried building to be constructed on the SCHEDULE "A" property within a period of **36** (Thirty-Six) months from the date of registered of this Agreement for Development for the SCHEDULE "A" property. The Owners will assist the Developer to make all papers and documents relating to the property regularize.

ARTICLE-IX
FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligation to the extent that the performance of the relative obligations prevented by the existence of the "FORCE MAJEURE" which shall mean and include flood, earth quake, riot, war, storm, tempest, civil commotion, strike, any pandemic situation, lock Out, lock down, pandemic situation, labour unrest, and/or any other acts or commission beyond the control of the Developer /Contractor affected thereby and also non-availability of essential materials like cement, steel, etc. and shall be suspended from the obligation during the duration of the "FORCE MAJEURE" PROVIDED THAT in absence of any of the reasons aforesaid, the Developer/ Contractor shall complete the construction of the proposed building within the time agreed upon.

SCHEDULE "A" OF THE PROPERTY AS REFERRED TO ABOVE

ALL THAT piece or parcel of land measuring **6 (Six)** Cottahs **10 (Ten)** Chittaks **0** sft as per physical measurement it is **6 (Six)** Cottahs **5 (Five)** Chittaks **24** sft more or less together with brick built tile shed structure measuring **100** Sq. ft. standing thereupon, which is lying and situated at Mouza - Muradpur, J.L. No. 13, Touzi No. 74-77, 82, R.S. No. 192, Pargana - Magura, R.S. Dag No. 405 and R.S. Khatian No. 114 corresponding to L.R Dag No. 566 and L.R Khatian No. 6757,

6758, 6759 & 6760 District Sub-Registration Office at Alipore and Addl. District Sub-Registration Office at Behala, being **Premises No. 11C**, Hemchandra Mukherjee Road, Ward No. 123 K.M.C. specified and identified with the Assessee No. 411230700600, Police Station : Thakurpukur now Haridevpur, Kolkata : 700008, District-South 24 Parganas and the said property is butted and bounded in the following manner :-

- ON THE NORTH** : by property of Asutosh Roychowdhury (part R.S Dag No. 399);
- ON THE SOUTH** : by 12' feet wide common passage;
- ON THE EAST** : by K.M.C underground drain and 14' feet wide Hemchandra Mukherjee Road.
- ON THE WEST** : by property of Samir Ghosh (part of R.S Dag No. 405).

SCHEDULE "B" PROPERTY (OWNERS' ALLOCATION)

The Owners' allocation means the Developer shall provide the following against the development of the said plot of land. The Developer shall provide total **EIGHT flats** (including Tenants' **Two Flats** in the **GROUND FLOOR Western** side of the building), **ONE shop** and **ONE car parking space** out of which **Two flats** in the **Second Floor Back side** and other **FOUR Flats** in **Third Floor** and / or **Entire Third floor**. **Two Flats** (Tenants) in the **GROUND FLOOR Western** side, **One Shop** being No. **1** in the **Eastern** side measuring about **80** (Eighty) Sft more or less and **One car parking space** being No. **C-1** in the middle of **Southern** side measuring about **130** (One Hundred Thirty) Sft more or less in the **GROUND Floor** of the Building to be constructed on the said property as per Building Plan sanctioned by The Kolkata Municipal Corporation.

The above allocation including undivided proportionate share of right, title and interest of the land comprised in the said building and right to enjoy the common areas, facilities

and amenities as available or to be available in the said premises more fully and particularly set out in the SCHEDULE "D" hereunder written, along with the Owners absolute right to sell, transfer, lease, let out or self-use or in any manner deal with the same as the absolute owners thereof. The Owners' allocation shall be provided with fixture fittings and amenities as set out in the Schedule "E" hereinafter stated.

Except the above, the Owners shall not claim or demand any area in the building to be constructed in the said premises or shall not demand any further amount for the sale of flat/s, and other spaces in the Developer's allocation of the building to be constructed at the said premises.

SCHEDULE "C" PROPERTY (DEVELOPER'S ALLOCATION)

That the developer herein has been allotted rest of the construction area i.e. balance constructed area of the building to be erected in the schedule mentioned property towards Developers' allocation i.e. all the remaining portions except the Owners' allocation i.e. SCHEDULE "B" property herein.

SCHEDULE "D" ABOVE REFERRED TO :

(Common Portions)

I) Areas:

- a) Entrance and exits.
- b) Boundary Walls and Main Gate of the Premises.
- c) Lift, lift room, Staircase, stair head room and lobbies on all the floors of the Building.
- d) Entrance lobby, electric/utility room, water pump room/ space.
- e) Roof of the New Building and common installations on the roof.

II) Water, Pumping and Drainage :

- a) Drainage and sewerage lines and other installations for the same (except only those as are installed within exclusive area of any Unit and/or exclusively for its use).
- b) Water supply system.
- c) Water pump, underground and overhead water reservoir together with all common plumbing installations for carriage of any unit/or exclusively for its use.

III) Electrical Installations:

- a) Electric wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use).
- b) Lighting of the common portions.
- c) Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.

IV) Others :

Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the Premises and the New Building as are necessary for passage to and/or user of the units in common by the co-owners and / or lawful occupants of the building.

SCHEDULE "E" ABOVE REFERRED TO SPECIFICATION OF WORK

(MANNER OF COMPLETION OF THE NEW BUILDING)

Construction to be made and equipments, fittings and fixtures to be installed and provided in the building shall be standard quality and according to the plans and advices of the architect and including the following :-

1. Foundation & : R.C.C. foundation as per design issued by Concrete Work the Structural Engineer and all concrete as per sanctioned plan by KMC.
2. Steel : ISI grade available in the market.
3. Cement : ACC/ L&T/ Lafarge or equivalent.
4. Sand : Coarse sand.
5. Stone chips : Standard quality available in the market.
6. Brick : First class brick available in the market.
7. Flooring : Marble in the bed rooms, living, dining, kitchen toilet and balcony (entire flat).
8. Toilet : Glazed tiles in walls of toilet upto 5'-6" height with all sanitary fittings of Hindustan / Parry ware / Patels or equivalent make and concealed plumbing/fittings/ with stainless steel shower in one tap, one basin, one hot water line will all fittings excluding Geyser and C.P. Bib Cock - 3 Nos. and 25 mm dia PVC Pipe and one commode of 'Hindustan' in each toilet.
9. Kitchen : Marbled cooking platform with Granite slab and glazed tiles on the wall upto 2'-6"ft from cooking top, steel sink with one tap and one low height tap on the adjacent wall with C.P. waste fitting, P.V.C. waste pipe and C.P. connector, C.P. stop & bib cock, etc.
10. Window : Aluminum Window with inbuilt Grill with Glass.
11. Door : All door frame to be 2 1/2" X 4" made of sal wood.

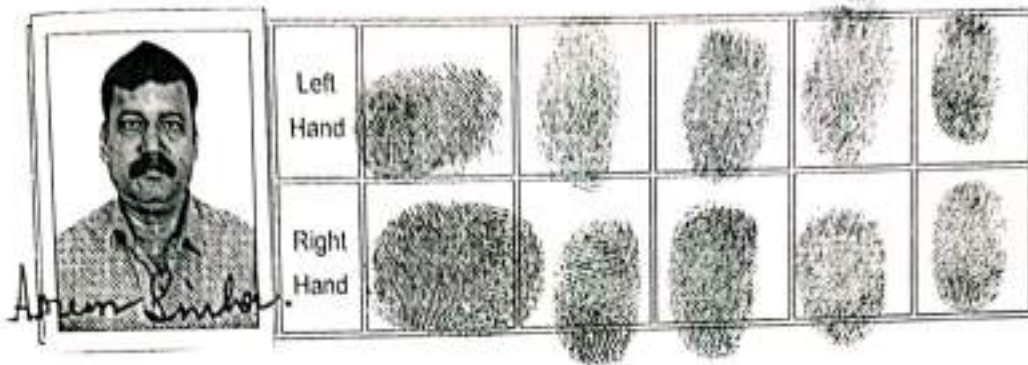
- All Water proof flash door with paste tick ply with all door fittings and polish.
12. Electrical : ISI brand wiring with ISI brand switches with fittings and sufficient power point as required. All electric wire and cable will be of copper.
13. Internal walls : Putty finished walls on all internal walls over plaster.
14. External walls : Outside walls should be weather coat & Paintings paints over sand cement plaster walls should be smooth.
15. ROOF : Waterproof treatment with cement.
16. Lift : ISI brand elevator.
17. Stair & Lobby : Well Decorated Lobby.
18. Dinning Hall : White wash basin 18" x 16" C.P. waste fittings P.V.C., C.P. Bib cock - 2 nos. and 25 mm dia P.V.C. and 100 mm dia floor trap.

N.B.:

- a) One bell Point to be provided for each flat/unit.
- b) Suitable electric point for pavement lighting shall be provided as per the developer's direction.
- c) All switch boards to be sunken or flushed will be Acrylic Sheet cover and plane type.
- d) 15 amp. Plug point to be switches.
- e) Fan Boxes to be provided in ceiling
- f) Kitchen & Toilet shall be provided with one exhaust point each.
- g) One A/C point will be provided in each flat/unit.

Extra Charges to be calculated for extra work given by the owners.

Thumb 1st finger Middle finger Ring finger Small finger



Name --- **ARUN SINHA.**

Signature *Arun Sinha*.....

Thumb 1st finger Middle finger Ring finger Small finger



Name --- **SANTI SAMANTA.**

Signature *Santi Samanta*.....

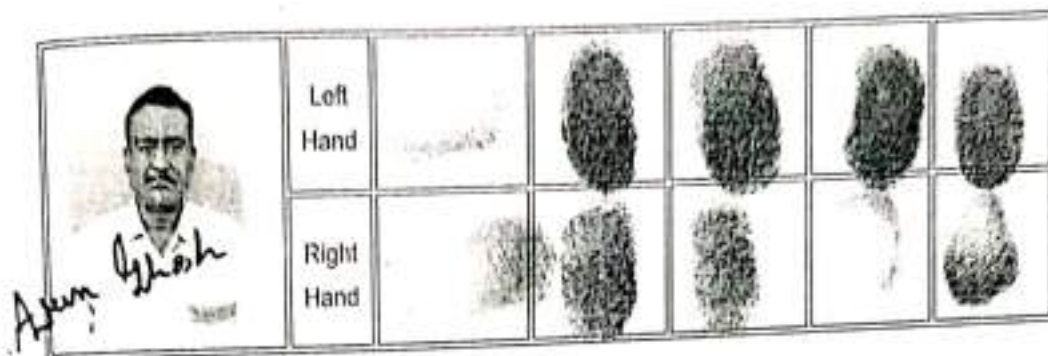
Thumb 1st finger Middle finger Ring finger Small finger



Name --- **BAPI CHAKRABORTY.**

Signature *Bapi Chakraborty*.....

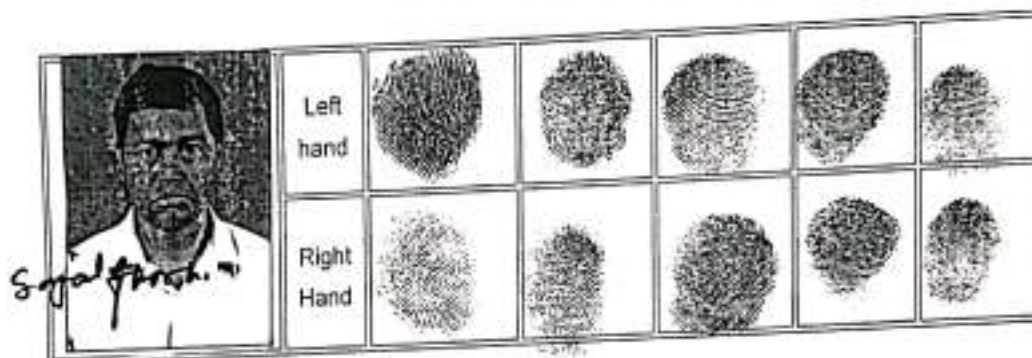
Thumb 1st finger Middle finger Ring finger Small finger



Name --- **ARUN GHOSH.**

Signature *Arun Ghosh*

Thumb 1st finger Middle finger Ring finger Small finger



Name --- **SAJAL GHOSH.**

Signature *Sajal Ghosh*












Thumb 1st finger Middle finger Ring finger Small finger



Name --- **ABHIJIT GHOSH.**

Signature *Abhijit Ghosh*

Thumb 1st finger Middle finger Ring finger Small finger

 <i>Arun Ghosh</i>	Left Hand					
	Right Hand					

Name --- **ARUN GHOSH.**

Signature *Arun Ghosh*

Thumb 1st finger Middle finger Ring finger Small finger

 <i>Bapi Chakraborty</i>	Left hand					
	Right Hand					

Name --- **BAPI CHAKRABORTY.**

Signature *Bapi Chakraborty*

Thumb 1st finger Middle finger Ring finger Small finger

PHOTO	Left Hand					
	Right Hand					

Name ---

Signature

IN WITNESS WHEREOF the parties hereto set sealed and subscribes their respective signature on this day, month and year first above written.

SIGNED SEALED AND DELIVERED:
IN THE PRESENCE OF :

WITNESSES :-

1. Goutam Roy
s/o LTTare Sodal Roy
50/4/4 Hem Chandra
Mukherjee Road, KOL-8

2. Manu Sinha
w/o. Arun Sinha.
9/15, Hem Chandra
Mukherjee Road, Kolkata-8

1. Bapi Chakrabarty
2. Arun Ghosh
3. Sajal Ghosh
4. Abhismit Ghosh

Signature of the **OWNERS**
LOKENATH CONSTRUCTION

1. Arun Sinha
2. Santi Samanta
3. Bapi Chakrabarty
4. Arun Ghosh

Signature of the **DEVELOPER** Partner

Drafted by me:-

Chandrasekhar Lalukdar
Advocate

Alipore Judges' Court, Kolkata-700 027.

Computer Print by :

S. Mokenja
320, ML Gupta Road, Kolkata- 700008.



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



19202223020779211

GRN Details

GRN:	19202223020779211	Payment Mode:	Online Payment
GRN Date:	08/12/2022 16:42:42	Bank/Gateway:	HDFC Bank
BRN :	1973387183	BRN Date:	08/12/2022 16:44:29
GRIPS Payment ID:	081220222020777920	Payment Init. Date:	08/12/2022 16:42:42
Payment Status:	Successful	Payment Ref. No:	2003349826/7/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name: lokenath construction
Address: 184, HEM CHANDRA MUKHERJEE P.O Barisha, Kolkate, West Bengal, 700008
Mobile: 9062098887
Contact No: 09062098887
Depositor Status: Buyer/Claimants
Query No: 2003349826
Applicant's Name: Mr NILADRE SEKHAR TALUKDAR
Identification No: 2003349826/7/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 7
Period From (dd/mm/yyyy): 08/12/2022
Period To (dd/mm/yyyy): 08/12/2022

Payment Details

Sl No.	Payment Ref No	Head of AC Description	Head of A/C	Amount (₹)
1	2003349826/7/2022	Property Registration- Stamp duty	0030-02-103/003-02	7010
2	2003349826/7/2022	Property Registration- Registration Fee	0030-03-103/001-16	21
Total				7031

IN WORDS: SEVEN THOUSAND THIRTY ONE ONLY.





**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

PAN
of
Veerly

Query No / Year	2003349826/2022	Office where deed will be registered
Query Date	25/11/2022 11:11:56 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	NILADRE SEKHAR TALUKDAR Allpore Judges Court, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9062098887, Status : Advocate	
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction : [4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs. 2/-	Market Value : Rs. 43,90,848/-
Total Stamp Duty Payable (SD)	Rs. 7,020/- (Article:48(g))	Total Registration Fee Payable : 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. 10/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hem Ch Mukherjee Road, , Premises No: 11C, , Ward No: 122 JI No: 13, Touzi No: 74 77 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed, ROR	Area of Land	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
L1	(RS :-)		Bastu	6 Katha 5 Chatak 24 Sq Ft	1/-	43,63,848/-	Width of Approach Road: 14 Ft.,
Grand Total :				10.4706Dec	1/-	43,63,848 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs)	Market value (In Rs)	Other Details
S1	On Land L1	100 Sq FL	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	27,000 /-	

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Sajal Ghosh Son of Late Ajit Ghosh, 22/1, Hem Chandra Mukherjee Road, City:-, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. bfxxxxxx0p, Aadhaar No.: 82xxxxxxxx7179, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Abhijit Ghosh Son of Mr Bhola Nath Ghosh, 6/1, Hem Chandra Mukherjee Road, City:-, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. afxxxxxx4q, Aadhaar No.: 25xxxxxxxx2857, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr Bapi Chakraborty Son of Mr Pawan Chakraborty, 50/51, Hem Chandra Mukherjee Road, City:-, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AQxxxxxx9R, Aadhaar No.: 73xxxxxxxx7020, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mr Arun Ghosh Son of Late Paresh Chandra Ghosh, 50/4/5, Hem Chandra Mukherjee Road, City:-, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AVxxxxxx3G, Aadhaar No.: 67xxxxxxxx9752, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	LOKENATH CONSTRUCTION (Partnership Firm) .184, Hem Chandra Mukherjee Road, City:-, P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 PAN No. AAxxxxxx4D, Aadhaar No Not Provided by UIDAI Status: Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Arun Sinha Son of Late Ajoy Sinha 9/15, Hem Chandra Mukherjee Road, City:-, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BKxxxxxx6M, Aadhaar No.: 86xxxxxxxx5067	LOKENATH CONSTRUCTION (as Partner)



Query No: 200349826 of 2022, Printed On: Dec 8 2022 1:46PM, Generated from vtreregistration.gov.in

2	Mr Santli Samanta Son of Mr Tulsli Samanta69/N, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. DSxxxxxx6L , Aadhaar No.: 26xxxxxxxx5041	LOKENATH CONSTRUCTION (as Partner)
3	Mr Bapi Chakraborty Son of Mr Pawan Chakraborty50/51, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AQxxxxxx9R , Aadhaar No.: 73xxxxxxxx7020	LOKENATH CONSTRUCTION (as Partner)
4	Mr Arun Ghosh Son of Late Paresh Chandra Ghosh50/4/5, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AVxxxxxx3G , Aadhaar No.: 67xxxxxxxx9752	LOKENATH CONSTRUCTION (as Partner)

Identifier Details :

Name & address
Mr Niladra Sekhar Talukdar Son of Late S K Talukdar 10/2, M L Gupta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr Sajal Ghosh, Mr Abhijit Ghosh, Mr Bapi Chakraborty, Mr Arun Ghosh, Mr Anun Sinha, Mr Santli Samanta, Mr Bapi Chakraborty, Mr Arun Ghosh

Owner and Land or Building Details as received from KMC				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411230700600 Premises No. : 11C Ward No. : 123 Street Name : HEM CHANDRA MUKHERJEE ROAD	Reference Deed No. : I-160709105 Date of Registration : Jun 29, 2022 Office Where Registered : ADSRBEHALA	Owner Name : SRI BAPI CHAKRABORTY, SRI ARUN GHOSH , SRI SAJAL GHOSH, SRI ABHIJIT GHOSH Owner Address : 14, HEM CHANDRA MUKHERJEE ROAD , P.O.: BARISHA , KOLKATA Pin No. : 700008	Character of Premises: Constructed Building Total Area of Land: 6 Cottah, 5 Chatak, 24 SqFeet,

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 25-12-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 25-12-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) 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.



Query No: 2003349826 of 2022, Printed On : Dec 8 2022 1:40PM, Generated from wbregration.gov.in

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. - II 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



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