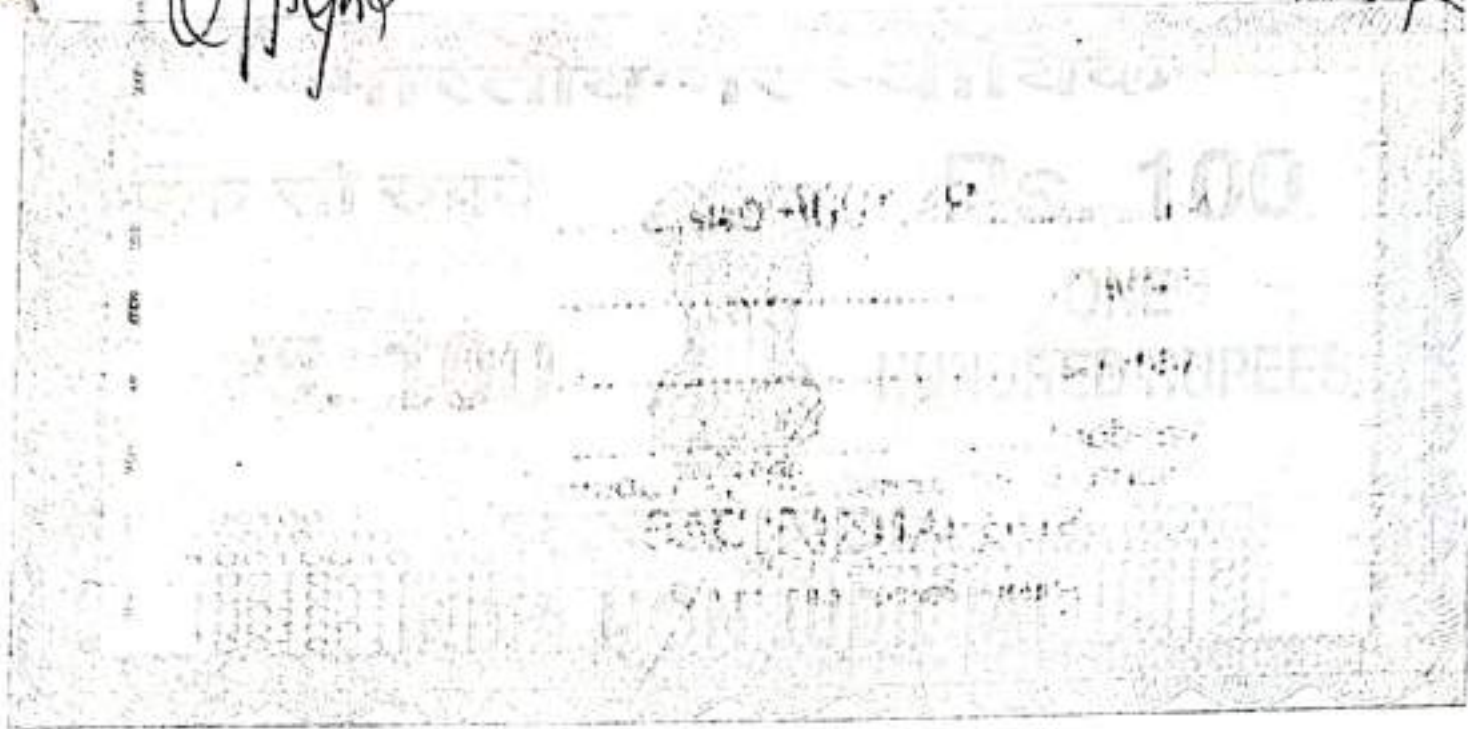


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 234139



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 25th day of April, 2023 (Two Thousand Twenty-Three)

BETWEEN

Contd/P2

24 APR 2023

21463

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

Name :

Mintu Sinha

Advocate

Address :

Alipore Police Court
Kolkata- 27

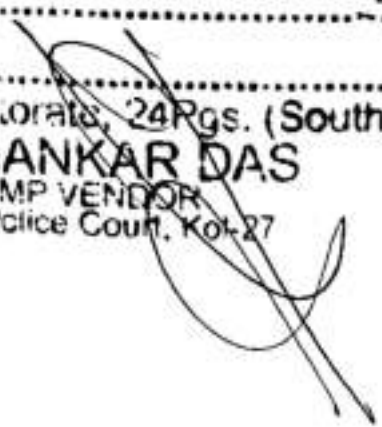
Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27



Identified by me,
Ajisun Banerji Chowdhury
D/o Someswar Banerji Chowdhury
- - Advocate

8, Mondol Para Road,
Jayashree Park, Behala
Kolkata - 700 034



SRI SOMESWAR BANERJEE CHOWDHURY (PAN AHQPB9365C)
(AADHAAR No. 6809 3313 3981), son of Late Dinendra Kanta Banerjee Chowdhury, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 8, Mondal Para Road, Jayashree Park, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, hereinafter collectively called and referred to as the **LANDOWNER/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their respective legal heirs, successors, administrators, executors, legal representatives and assigns) of the **FIRST PART.**

AND

"M/S. E SQUARE DEVELOPER", a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, represented by its sole Proprietor **SRI ANJAN DUTTA (PAN AEIPD1170Q)** (AADHAAR No. 5882 4555 6253), son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at **"PRERONA"**, 211E, Unique Park, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, hereinafter called and referred to as the **BUILDER/DEVELOPER/SECOND**

PARTY (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, successors, administrators, executors, legal representatives and assigns) of the **SECOND PART**.

WHEREAS one i) Sri Ramendra Kanta Banerjee Chowdhury, son of Late Bhupendra Kanta Banerjee Chowdhury, ii) Smt. Hiranmoyee Devi, wife of Late Nipendra Kanta Banerjee Chowdhury, iii) Sri Josoda Kanta Banerjee Chowdhury, son of Late Soroshee Kanta Banerjee Chowdhury, iv) Sri Birendra Kanta Banerjee Chowdhury (since deceased) and v) Sri Dinendra Kanta Banerjee Chowdhury (since deceased), both are sons of Late Jogendra Kanta Banerjee Chowdhury, were the joint owners of **ALL THAT** piece and parcel of Danga land measuring an area more or less 14 Decimals, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S., Khatian No. 168, R.S. Dag No. 415, being the then Holding No. 37, Mondal Para Road, P.S. Behala, within the limits of the then South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 121, A.D.S.R. Behala, District- previously 24 Parganas.

AND WHEREAS the aforesaid. i) Sri Ramendra Kanta Banerjee Chowdhury, ii) Smt. Hiranmoyee Devi, iii) Sri Josoda Kanta Banerjee

Chowdhury, iv) Sri Birendra Kanta Banerjee Chowdhury (since deceased) and v) Sri Dinendra Kanta Banerjee Chowdhury, partitioned and divided the aforesaid property amicably among themselves for better enjoyment and effective control and dealings of their respective shares, by dint of a Registered Deed of Partition dated 22nd day of July, 1958, registered at the Office of Sub- Registrar Alipore Sadar and duly recorded into Book No. 1, Volume No. 115, Pages 145 to 148, Being No. 6672 for the year 1958.

AND WHEREAS by virtue of the aforesaid Deed of Partition, the said i) Sri Birendra Kanta Banerjee Chowdhury (since deceased) and ii) Sri Dinendra Kanta Banerjee Chowdhury (since deceased), became the joint owners of land measuring an area more or less 4 Decimals which is equivalent to 2 (Two) Cottahs 4 Chittaks more or less along with a Pucca Structure measuring 600 sq.ft. more or less standing thereon and each having undivided $\frac{1}{2}$ share and right over the same and both of them mutated their names in the Assessment Records of the then South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 121 and the said property now being known and numbered as of Municipal Premises No. 111, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, District- South 24 Parganas and Mailing Address 8, Mondal Para Road, P.O. Behala, Police

Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-08-0111-3, A.D.S.R. Behala, South 24 Parganas and were enjoying the same by payment of rates and taxes to the Appropriate Authorities and thereafter they had constructed a Two Storied Building measuring 600 sq.ft. more or less each on the Ground Floor and 200 sq.ft on the First Floor respectively on the said land by demolishing the existing the then Structure.

AND WHEREAS while seized and possessed the said undivided property, the said Birendra Kanta Banerjee Chowdhury died intestate long ago leaving behind his one and only son namely Sri Mihir Kumar Banerjee Chowdhury (since deceased), as his only legal heir and successor, who duly inherited the undivided share of the aforesaid property left by said deceased Birendra Kanta Banerjee Chowdhury, as per the HINDU SUCCESSION ACT, 1956.

AND WHEREAS while seized and possessed the said undivided property, the said Dinendra Kanta Banerjee Chowdhury died intestate on 06.01.1985, leaving behind his wife namely Smt. Monika Banerjee Chowdhury, and his two sons namely i) Sri Bireswar Banerjee Chowdhury and ii) Sri Someswar Banerjee Chowdhury, respectively, as his only legal heirs and successors, who all duly inherit the undivided share of the aforesaid property left by said deceased

Dinendra Kanta Banerjee Chowdhury, as per the HINDU SUCCESSION ACT, 1956.

AND WHEREAS while seized and possessed the said undivided property, the said Mihir Kumar Banerjee Chowdhury died on 20.10.2020, as bachelor, leaving behind his two cousin brothers namely i) Sri Bireswar Banerjee Chowdhury and ii) Sri Someswar Banerjee Chowdhury, as his only legal heirs and successors, who both duly inherit the $1/2$ undivided share of the aforesaid property left by said deceased Mihir Kumar Banerjee Chowdhury, as per Class II of Schedule of Hindu Succession Act, 1956.

AND WHEREAS by way of such inheritance, the said i) Smt. Monika Banerjee Chowdhury, ii) Sri Bireswar Banerjee Chowdhury and iii) Sri Someswar Banerjee Chowdhury, become the joint owners of **ALL THAT** piece and parcel of Bastu land measuring an area more or less 4 Decimals which is equivalent to 2 (Two) Cottahs 4 Chittaks more or less **TOGETHERWITH** a Two Storied Building containing an area in total 800 sq.ft., be the same a little more or less, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 168, R.S. Dag No. 415, being Municipal Premises No. 111, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, under Ward No. 121 vide Assessee No. 41-121-08-0111-3, A.D.S.R. Behala, and Mailing Address 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South

24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), and are enjoying the same by payment of rates and taxes to the Appropriate Authorities.

AND WHEREAS Smt. Monika Banerjee Chowdhury & Sri Bireswar Banerjee Chowdhury Gifted their entire share to Someswar Banerjee Chowdhury by virtue of a Deed Of Gift duly executed & registered in the office of D.S.R-VI at Alipore on 21st November 2022, entered into Book no -I, volume no-1604, pages from 447 to 467 being no- 13432 for the year 2022.

AND WHEREAS now Someswar Banerjee Chowdhury became the absolute owner of **ALL THAT** piece and parcel of Bastu land measuring an area more or less 4 Decimals which is equivalent to 2 (Two) Cottahs 4 Chittaks more or less TOGETHERWITH a Two Storied Building containing an area in total 800 sq.ft., be the same a little more or less, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 168, R.S. Dag No. 415, being Premises No. 111, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, under Ward No. 121 vide Assessee No. 41-121-08-0111-3, A.D.S.R. Behala, and Mailing Address 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), South 24 Parganas and have been enjoying the same without any interruption on the part of

others in any manner whatsoever, morefully and more specifically mentioned in the first schedule hereunder written and for the shake of brevity hereinafter referred to as the "SAID PROPERTY".

AND WHEREAS with a view to develop the Schedule property and erect a Multistoried Building with Lift facility thereon the Owner invited the Developer herein to undertake the charge of such development and/or constructional work over the land as described in the Schedule below, free from all encumbrances.

AND WHEREAS the Developer herein, who has earned sufficient goodwill in the field of development of the land and construction of the building, accepted the proposal and agreed to undertake the charges of such Constructional work and/or development works of the land as described in the First Schedule below at its own cost and expenses subject to the terms and conditions hereinafter content.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS INTER-ALIA AGREED BY AND BETWEEN THE PARTIES HEREIN AS FOLLOWS:-

ARTICLE - I

DEFINITIONS

OWNER: SRI SOMESWAR BANERJEE CHOWDHURY (PAN AHQPB9365C) (AADHAAR No. 6809 3313 3981), son of Late

Dinendra Kanta Banerjee Chowdhury, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 8, Mondal Para Road, Jayashree Park, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, shall mean their legal heirs, successors, executors, legal representatives and assigns, as the case may be.

DEVELOPER: "M/S. E SQUARE DEVELOPER", a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, represented by its sole Proprietor **SRI ANJAN DUTTA (PAN AEIPD1170Q) (AADHAAR No. 5882 4555 6253)**, son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at "**PRERONA**", 211E, Unique Park, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, shall mean his successors in Office and assigns as the case may be.

SAID PROPERTY MEANS : ALL THAT piece and parcel of Bastu land measuring an area more or less 4 Decimals which is equivalent to 2 (Two) Cottahs 4 Chittaks more or less TOGETHERWITH a Two Storied Building containing an area in total 800 sq.ft., be the same a little more or less, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 168, R.S. Dag No. 415, lying at Municipal Premises No. 111, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, vide Assessee

No. 41-121-08-0111-3, under Ward No. 121 A.D.S.R. Behala and Mailing Address 8, Mondal Para Road, P.O. Behala, Police Station-Behala, Kolkata- 700034, within the limits of the Kolkata Municipal Corporation (S.S. Unit), , South 24 Parganas, as described in the First Schedule below.

PROPOSED BUILDING MEANS: The proposed Multistoried Building with Lift facility and with other amenities and facilities to be constructed over the land morefully and more specifically described in the First Schedule hereunder written as per Plan sanctioned by the Kolkata municipal Corporation at the cost of the Developer as described in the First Schedule hereunder written.

COMMON AREAS: shall mean the passage, ways, stair ways, staircase, the ultimate roof, gates, Care Take Room, common lavatory, all rainwater pipes, sewerage, fittings, manhole, pit, gullies, Kolkata Municipal Corporation filtered water connection and the pipe lines, water pump and over head Tank, underground water reservoir, boundary wall, Lift, Lift Room, Electric connection, electric supply to common areas and facilities, electric fixtures, in the common areas, main switch, electric meter room and other facilities which will be provided by the Developer from time to time, the particulars of such common areas are more clearly written in **FOURTH SCHEDULE** hereunder.

OWNERS' ALLOCATION:

- 1) The Landowner herein shall have to be allotted 3 (Three) Nos. of self-contained residential Flats measuring more or less 866 sq.ft. built up area (south-east facing) on the first floor, 555 sq.ft built up area (east facing) on the second floor and 555 sq.ft built up area (east facing) on the third floor, in complete and in habitable condition of the proposed Multistoried Building with Lift facility with proportionate share of right, title and interest and the common facilities and together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.
- 2) The Landowner herein shall have to be allotted 1 (One) No. of east facing commercial Space (subject to commercial Sanction) on the ground floor measuring more or less 450 sq.ft. (45ft wide×10ft Depth) with shutter gate in a complete and in a habitable condition of the proposed Multistoried Building with Lift facility with proportionate share of right, title and interest and the common facilities and together with proportionate impartible undivided share in the land of the said premises.
- 3) 1 (Two) Nos. of Alternative Accommodation Charges shall be paid by the Developer to the Landowner herein (to accommodate

5 heads) respectively and the said Shifting Charges will be paid by the Developer to the Landowner herein respectively after Plan Sanction till handing over the said Owners' Allocation.

- 4) The developer shall handover abovementioned commercial space in first priority basis after casting of first floor and/or will construct alternative arrangement at least of 200 sqft for the shop room for continuing the same at the site in complete inhabitable condition as it is now prior demolishing the existing one.

DEVELOPER'S ALLOCATION: Shall mean the built up area in the proposed Multistoried Building with Lift facility as per Building Plan that will be sanctioned by the Kolkata Municipal Corporation authority other than the Allocation of the Owners as specifically written above in "Owners' Allocation" along with undivided proportionate share of right and interest in the First Schedule land together with all common facilities, benefits, amenities, easements on the First Schedule land and the said proposed building to be constructed on **ALL THAT** piece and parcel of Bastu land measuring an area more or less 4 Decimals which is equivalent to 2 (Two) Cottahs 4 Chittaks more or less **TOGETHERWITH** a Two Storied Building containing an area in total 800 sq.ft., be the same a little more or less, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 168, R.S. Dag No. 415, lying at Municipal

Premises No. 111, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, vide Assessee No. 41-121-08-0111-3, under Ward No. 121 A.D.S.R. Behala, and Mailing Address 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, within the limits of the Kolkata Municipal Corporation (S.S. Unit), South 24 Parganas, as described in the First Schedule below.

ARTICLE - II

COMMENCEMENT

The date of commencement of the building work shall be reckoned with effect from the date of obtaining Sanctioned Plan from the Kolkata Municipal Corporation in respect of the proposed construction or vacating the possession for such Development which might be the later, on the First Schedule land and the work shall be completed within **36 (Thirty Six) months** thereof always subject to bonafide force majeure circumstances beyond the control of the Developer. Time is the essence of this contract and the Landowner shall vacate the premises only after obtaining Sanction Plan from Kolkata Municipal Corporation.

ARTICLE - III

OWNERS' RIGHT AND REPRESENTATIONS

The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu

land measuring an area more or less 4 Decimals which is equivalent to 2 (Two) Cottahs 4 Chittaks more or less TOGETHERWITH a Two Storied Building containing an area in total 800 sq.ft., be the same a little more or less, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 168, R.S. Dag No. 415, lying at Municipal Premises No. 111, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, vide Assessee No. 41-121-08-0111-3, under Ward No. 121 A.D.S.R. Behala and Mailing Address 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, within the limits of the Kolkata Municipal Corporation (S.S. Unit), , South 24 Parganas, more fully and particularly described in the First schedule written hereunder or any portion thereof and the said Property is free from all sorts of encumbrances, liens, lispence and charges. Moreover, the Landowner till this day have not entered into any Agreement for Sale or Joint Venture Agreement with any Third Party in respect of the said property. The said premises is free from all encumbrances, charges, liens, lispence, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.

If any defect in Title shall be found or if anybody shall dispute the Title of the Landowner in respect of the said premises or any suit or action or proceeding shall be initiated regarding the Title of the Landowner in respect of the said premises, then and in that event, it shall be the

responsibility of the Landowner to defend such suits, proceedings, or actions at their own costs and the Landowner hereby further agree to keep the Developer indemnified against all actions, suit, proceedings and cost, charges and expenses in respect thereof. The Landowner have every right to raise any objection or taking any step at any point of time if there is any violation of clauses of this Developer Agreement.

ARTICLE - IV
DEVELOPER'S RIGHT

The Landowner hereby grant right to the Developer to construct, erect and build the proposed Multistoried Building with Lift facility as per Sanctioned Building Plan.

ARTICLE - V
CONSTRUCTION

In consideration of the Landowner having agreed to permit the Developer to commercially exploit the said premises by constructing, erecting and building i.e. building in accordance with the sanctioned plan as may be required by the Developer, the Developer has agreed to provide the Owners' Allocation in full. The said Owners' Allocation along with the entire building shall be constructed and completed with good and standard materials which he must mention to "Owners" and the said building should be a decent building and shall contain all amenities which are normally provided for a decent building for residential purpose. The Landowner shall not be liable to pay or contribute nor shall the Developer be entitled to call upon the

Landowner to pay and contribute any amount in the construction and completion of the building and/or the said Landowners' Allocation.

ARTICLE - VI
PROCEDURE

The Landowner shall grant to the Developer and/or their nominated person or persons a Registered Development Power of Attorney as may be required for the purpose of obtaining all necessary permissions and approvals from the different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority for the purpose of selling the share of land for the self- contained Flats of the Developer's Allocation to their nominated person or persons at the rate to be fixed by the Developer.

By virtue thereof the Developer shall sell and transfer the undivided proportionate share in the land underneath the building comprising in the portion of the Developer's allocation after handing over and making over the said Owners' Allocation with their satisfaction with the possession letter and letter of acceptance. The Developer shall execute the necessary Deed of Sale as Constituted Attorney of the Owners in respect of the Developer's Allocation as aforesaid at the absolute exclusion of any claim, demand, objection, interference and

intervention of the Landowner on any account and under any circumstances whatsoever.

The Developer shall spend all the money for all necessary permission for the said construction. Subsequent to that of making the plan by the Architect and sanctioned by the Kolkata Municipal Corporation, the Developer shall undertake the construction work in the said premises. The Developer shall undertake the said construction by the standard materials and the specification of materials as given in the Schedule hereunder and the Landowner shall not raise any objection or obstruction or method of construction and the Landowner shall not do anything by which the Developer may be restrained from doing or completing the constructional work of the said building in the said premises.

All the men and machinery and materials will be supplied by the Developer at their costs and expenses.

All the branded quality of electrical goods, sewerage goods, water pipe line, bricks, sands, irons, windows, doors, stone chips and all other materials in relation to construction will be supplied by the Developer at its' own costs and the Landowner cannot raise any objection for the same. All costs will be borne by the Developer regarding construction. The particular of such specification of construction are more clearly written in Fifth Schedule hereunder.

That the supervision of the construction of building will be undertaken by the Developer and the Landowner shall not raise any objection, save in case of violation of any of the Clauses of this Agreement. All negotiations for the necessary permissions for the construction of the building and also for electric connection, water connection, and sewerage system will be done by the Developer.

That the Developer shall negotiate the terms and conditions with the intending Purchaser(s) for the Flat(s) of the Developer's allocation and shall receive the entire consideration money from the intending purchasers of the said flat (s) and shall discharge money receipt for the same. It is the absolute discretion of the Developer that the Developer shall nominate and/or select the intending Purchasers for the Developer allocation in the said premises and the Owner shall not be liable for any act done by the Developer and the Developer exclusively shall be liable for the same.

The Landowner shall grant a Development Power of Attorney to the Developer appointing him as their Attorney to negotiate with terms and conditions with the intending Purchaser/s, to collect consideration either in part or in full in respect of the Developer's allocation to admit and effect registration and to do all acts, deeds and things as found necessary for transferring the Developer allocated portion.

The Developer shall use in the said construction the standard and approved quality of materials as specified herein. The Developer shall remain obliged to hand over to the Landowner a copy of the Sanctioned Building Plan before commencement of the construction work. Original deeds or documents or records in respect of the said premises shall be handed over to the Developer by the Owners as and when required. No Adjustment on the Landowners' Allocation shall be allowed on any account whatsoever.

Land at the said premises approximately measuring 4 Decimals more or less which is equivalent to 2 (Two) Cottahs 4 Chittak more or less and if it appears that the area of the land deviates a little more or less, the Landowner shall not allow any adjustment of Landowners' Allocation on such account.

ARTICLE - VII
POSSESSION AND CONSTRUCTION

It has been agreed between the Landowner and the Developer that the construction, erection and completion of the said building shall be completed within 36 (Thirty six) months from the date of the sanction of the Plan. The Developer shall on completion of new building, put the Landowner in possession of the Owners' Allocation in complete and habitable condition together with all rights in common specified as common areas and parts and/or facilities in the said building.

That the Owners shall be entitled to transfer or otherwise deal with the Owners' Allocation or portion thereof at the sole discretion of the Owners. The Developer has exclusive right to transfer the Developer's Allocation portion to the nominated persons of the Developer.

It is expressly agreed and declared that the Developer shall be entitled to Developer's Allocation in the said building after possession is made over to the Owners of the Owners' allocated portion constructed by the Developer. The construction of the Owners' Allocation shall be done by the Developer for and on behalf of and on account of the Owners and the Developer shall only be acting as Developer on behalf of the Owners.

The Developer shall be entitled to sell the Developer's Allocation as hereinabove mentioned together with the undivided proportionate share in the land and shall be entitled to deal with or dispose of the Developer's Allocation at the said new constructed Building.

The Landowner shall co-operate with the Developer in obtaining quotas, entitlements and other allocation of or for cement, steel, bricks, and other building material for construction of the said new building for construction of the said new building and obtaining temporary and permanent connection of water (filtered and unfiltered), electricity and possible separate drainage, sewerage and gas etc. for the said building. All costs, charges and expense including architect's fees shall be paid,

discharged and borne by the Developer and the Owners shall have not liability in this context.

ARTICLE - VIII
BUILDING

The Developer shall be authorized in the name of the Owners in so far as is necessary to apply for quotas of or for cement, steel, bricks, and other building materials allocable to the Owners for the construction for and obtain temporary and permanent connection of water, electricity, power, drainage, sewerage and/or gas to the portion of new building and other inputs and facilities required for the construction or enjoyment of a portion of the building for which purpose, the Owners shall execute in favour of the Developer a Development Power of Attorney and other authorization as shall be required by the Developer.

The Developer shall at it's own costs and expenses and without creating any financial or other liabilities of the Owners construct and complete the said building and various units/flats and/or apartments thereto and/or modification shall be made in the Landowners' Allocation with the consent of the Landowner in writing.

ARTICLE - IX

NOTICE OF POSSESSION & PAYMENT OF TAXES

1. After completion of the work as per the plan, the Developer shall issue a letter to the Landowner at their respective address before

the delivery of possession. On receipt of the said letter, the Landowner shall first take possession of the Owners' Allocation being free from all encumbrances and then the Developer as a Constituted Attorney of the Owners shall execute Deed of Conveyance in respect of the Developer's allocation to the respective intending Purchaser(s) duly nominated by the Developer. The above mentioned Sale Deeds from the Developer's Allocation can be executed by the said Attorney only after giving possession of the Flats of the Owners' Allocation to the Owners. The Developer shall provide a copy of Completion certificate issued by appropriate authorities at the time of handover of the Owners' Allocation.

2. The Developer shall be liable to pay the taxes from the date of taking possession of the schedule below property till completion of the building and after taking possession and fulfillment of Owners' Allocation, the Owners shall pay proportionate share of taxes for allotted portion's taxes on proportionate share basis from the date of possession of the said allocated portion.

ARTICLE - X
DUTIES & OBLIGATIONS AND/OR REGISTRATION

1. Both the Landowner and the Developer shall abide by all laws, regulations, bye-laws, and rules and regulations imposed by the

Government local bodies and as the case may be and shall attend answer and be responsible for any deviation and/or breach of any laws, bye-laws and rules and regulations.

2. The Landowner and the Developer shall keep the interior walls of their allocation clean and harmless including sewer drains pipes and other fittings comprised therein.

3. Simultaneously with approval of the Santioned building plan the Owner shall hand over the custody of the First Schedule premises to the Developer for the purpose of, in connection with and in relation to the proposed construction work.

ARTICLE - XI

OWNERS' INDEMNITY

The Landowner hereby agree that the Developer shall be entitled to the Developer's allocation, as aforesaid and shall enjoy the said allocation without any interference and/or disturbance provided that the Developer perform and fulfill all the terms and conditions herein.

ARTICLE -XII

DEVELOPER'S INDEMNITY

The Developer hereby agrees to keep the Landowner indemnified against all Third party claims and actions arising out of any act or admission or omission of the Developer.

The Developer hereby undertakes to keep the Landowner indemnified, against all actions, suit, costs, proceedings, and claims that may arise out of the constructions of the said proposed building.

ARTICLE - XIII **DEFINITIONS**

- 1) **THE LAND** shall mean and include, the land fully described in the **FIRST SCHEDULE** hereunder written.
- 2) **'THE BUILDING'** shall mean the Multistoried Building with Lift facility comprising the Flats, Car Parking Spaces and Other Spaces, which is constructed as per aforesaid sanctioned plan.
- 3) **'THE UNIT'** shall mean the Flats in the building including all fittings and fixtures therein and or thereto.
- 4) **'THE BUILT UP AREA'** shall according to its context means the plinth area of the Flat including the bathrooms and balconies and also thickness of internal walls, pillars and outer walls (but 50% of such internal walls, which are common between two flats) together with the proportionate area of the staircase & staircase landing, lift and lift landing of the floor on which the said flats are located in the building

or all the flats of the building together with total staircase & staircase landing area of the building as the context permits.

- 5) **'THE SUPER BUILT UP AREA'** shall according to its context means the Covered Area of the flat plus the proportionate share of common portions and areas as defined herein in respect of the said flat and appurtenances thereto this proportionate share has been calculated 25% of the Covered Area, irrespective of actual measurement of the proportionate share of the common portions and areas being more or less.
- 6) **'THE COMMON AREAS'** shall mean the common portions comprised in the building as are outside and beyond the exclusive areas of a unit.
- 7) **'PROPORTIONATE SHARE'** shall mean the Owners' and the intending Purchasers' share in the land and the common areas and faculties and such share from the all common rights and liabilities including common profits and common expenses and payment of taxes if any dues of Kolkata Municipal Corporation, of the unit.
- 8) **'THE COMMON EXPENSES'** shall mean the expenses incurred for the common purpose.
- 9) **'THE CO-OWNERS'** shall mean all persons who owned or to own any unit or units, including the Owners herein.
- 10) **'THE PLAN'** shall mean the plan approved and sanctioned by the Kolkata Municipal Corporation for the building at Municipal

Premises No. 111, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, District- South 24 Parganas and Mailing Address 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121, A.D.S.R. Behala, South 24 Parganas, in the name of the OWNERS herein and at the cost of the Developer.

11) **'COMMON PURPOSES'** shall mean and include the purpose of upkeep, management, maintenance, administration and protection of the common areas and common portion and the purposes of regulating actual rights and liabilities of the co-owners for the comfortable peaceful and beneficial use, occupation and enjoyment of the co-owners of their respective units and all other purposes or matters in which the co-owners shall have common interest relating to the land and the building.

ARTICLE - XIV **MISCELLANEOUS**

1. The Landowner and the Developer have entered into this Development Agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the parties hereto in any manner nor shall the parties hereto constituted as an Association of person.

2. It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and Owners and may need of the Owners and various applications and other documents may be required to be signed or made by the Owners which specified provision may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and the Owners shall execute all such additional applications and other documents as same may be provided that all such acts, deeds and things do not in any way infringe on the right of the Owners and/or against the spirit of this Development Agreement.

3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand and duly acknowledged or sent by prepaid registered post with A/D and shall likewise be deemed to have been served on the Developer if delivered or sent by prepaid registered post to the Developer at the recorded address.

4. The Developer and the Owners shall mutually frame scheme for the management and administration of the said building and/or common parts therein.

5. The Developer shall pay all Kolkata Municipal Corporation, taxes in respect of the schedule below property and also electricity charges to be paid in respect of Owners' allocated portion from the date of taking over possession of the Schedule below property till the date of completion of the building and handing over possession of the same to the Owners.
6. That the Developer shall bear all expenses for obtaining Income Tax clearance certificate under Section 230(A) of the Income Tax Act, 1962 in respect of the Developer's allocation and any liability (s) or any such taxes arisen and payable under the Income Tax Act, 1962, the Developer shall bear all such liabilities at his own costs and expenses.
7. The intending Purchasers, Flat Owners, Developer/s and the Landowner shall not do any such thing for which the mutation in respect of the respective Flat is obstructed or objected by the Kolkata Municipal Corporation or any concerning authority.
8. That if there be any tenant then all responsibility will be borne by the Developer and the Developer will settled with the tenant amicably regarding the possession of the tenant at the said property.

9. That the Landowner shall liable to pay Goods and Service Tax and any other Taxes as and when imposed by any Government either State or Central, as applicable for the Unit wholly as per Owners' Allocation.

10. That it has been decided by and between both the Parties that all the Original Papers of the said property shall be handed over by the First Part to the Second Part at the time of registration of Development Agreement.

ARTICLE- XV
FORCE MAJEURE CLAUSE

The Landowner and the Developer hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the respective obligations prevented by the existence of bona-fide force majeure shall be suspended during duration of the force majeure.

ARTICLE XVI
JURISDICTION

The Court of District 24 Parganas (S) and Calcutta High Court having jurisdiction shall entertain, try and determine all actions suits and proceedings arising out of these presents by and between the parties hereto. There will be no Arbitration proceedings.

FIRST SCHEDULE OF THE PROPERTY :**DESCRIPTION OF THE LAND**

ALL THAT piece and parcel of Bastu land measuring an area more or less 4 Decimals which is equivalent to 2 (Two) Cottahs 4 Chittaks more or less TOGETHERWITH a Two Storied Building containing an area in total 800 sq.ft., be the same a little more or less, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 168, R.S. Dag No. 415, lying at Municipal Premises No. 111, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, vide Assessee No. 41-121-08-0111-3, under Ward No. 121 A.D.S.R. Behala, and Mailing Address 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, within the limits of the Kolkata Municipal Corporation (S.S. Unit), South 24 Parganas, which is butted and bounded in the manner following:-

ON THE NORTH : By Premises of 34 Mondal para road;

ON THE SOUTH : By Premises No. 195;

ON THE EAST : By Mondal Para Road;

ON THE WEST : By Premises of 34 Mondal para road;

SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

- 1) The Landowner herein shall have to be allotted 3 (Three) Nos. of self-contained residential Flats measuring more or less 866 sq.ft. built up area (south-east facing) on the first floor, 555 sq.ft built up area (east facing) on the second floor and 555 sq.ft built up area (east facing) on the third floor, in complete and in habitable condition of the proposed Multistoried Building with Lift facility with proportionate share of right, title and interest and the common facilities and together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.
- 2) The Landowner herein shall have to be allotted 1 (One) No. of east facing commercial Space (subject to commercial Sanction) measuring more or less 450 sq.ft. (45ft wide ×10ft Depth) in a complete and in a habitable condition with shutter gate on the Ground floor of the proposed Multistoried Building with Lift facility with proportionate share of right, title and interest and the common facilities and together with proportionate impartible undivided share in the land of the said premises.

- 3) 1 (one) Nos. of Alternative Accommodation Charges shall be paid by the Developer to the Landowner herein (to accommodate 5 heads) respectively and the said Shifting Charges will be paid by the Developer to the Landowner herein respectively after Plan Sanction till handing over the said Owners' Allocation.
- 4) The developer shall handover abovementioned commercial space in first priority basis after casting of first floor and/or will construct alternative arrangement at least of 200sqft for the shop room for continuing the same at the site in complete inhabitable condition as it is now prior demolishing the existing one.

THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION: Shall mean the built up area in the proposed Multistoried Building with Lift facility as per Building Plan that will be sanctioned by the Kolkata Municipal Corporation authority other than the Allocation of the Owners as specifically written above in "Owners' Allocation" along with undivided proportionate share of right and interest in the First Schedule land together with all common facilities, benefits, amenities, easements on the First Schedule land and the said proposed building to be constructed on **ALL THAT** piece

and parcel of Bastu land measuring an area more or less 4 Decimals which is equivalent to 2 (Two) Cottahs 4 Chittaks more or less TOGETHERWITH a Two Storied Building containing an area in total 800 sq.ft., be the same a little more or less, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 168, R.S. Dag No. 415, lying at Municipal Premises No. 111, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, vide Assessee No. 41-121-08-0111-3, and Mailing Address 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 A.D.S.R. Behala, South 24 Parganas, more fully and particularly described in the First Schedule written herein above.

FOURTH SCHEDULE

COMMON AREAS

a. The land on which the building is located, all easement and quasi-easements rights, dominant heritage etc. belonging to land and building.

- b. The foundation columns, griders, supports main wall, lobbies, stair, staircase, ways, Lift, Lift Room, Care Taker Room, entrance and exists of the building.
- c. The easements and wards.
- d. Installation of common services such as powers, lights, water, sewerage etc.
- e. Tanks pump, meters, compressors, pipes and tubes and general apparatus and installations existing for common use and passage and paths etc.
- f. All other parts of this property necessary for convenient to the existence, maintenance and safety of the building and common enjoyment or normally in common use.
- g. Boundary walls.
- h. Electric meter, pump and switches fixed in the common areas.
- i. The ultimate roof of the Building.

FIFTH SCHEDULE

(SPECIFICATION OF CONSTRUCTION)

A. CONTRETE WORK:

R.C.C. framed structure as per design.

B. BRICK WORK:

1. All external walls to be 200mm thick with 1:6 cement sand ratio properly cured.
2. All internal walls to be 75mm/125mm thick in 1:6 cement sand ratio properly cured.

C. PLASTERING AND FINISHING:

1. All external plaster to be 20 mm thick with 1:6 cement sand ratio properly cured.
2. All internal plaster to be 12 mm thick with 1:6 cement sand ratio properly cured.

D. DOORS:

1. All Door frame to be 2.5"X4" made of Sal wood properly seasoned.
2. All main entrance doors will be of flush Door type with decorative laminate.
3. All internal doors will be of flush door type, machine made phenol bonded formaldehyde treated of standard make with all fitting fixing complete.

E. WINDOWS:

All windows will be of Aluminum sliding with 4 mm glass panels with M.S. Grill of design approved by the Architect.

F. PAINTING AND DECORATION:

1. Putty finish on all internal walls over plaster.

2. Three coats of white washing to the interior surface of the staircase, landing garage etc.
3. One coat of primer for windows, grills, pipes etc.
4. Two coat of snowcem & two coats of weather coat, for the exteriors of the building.

G. KITCHEN:

- i) With C.P. waste fitting, PVC waste pipe and C.P. stop and bib cock etc.
- ii) 100 dia floor trap 1 Nos.
- iii) Kitchen counter 5'-0" long will be provided with black granite stone 2'-0" wide along with marble finish and back wall to be finished with glazed Kajaria tiles of 6'- 00" high along steel sink on the adjacent wall.

H. FLOORING:

Dungri Marble

I. SANITARY & PLUMBING:

- i) G.I. pipes ISI approved and C.P. bib cocks stop cocks of branded make.
- ii) White porcelain wash basin.
- iii) C.P. bib cocks 2 Nos.
- iv) One hot water line with all fittings excluding Geyser.
- v) E P W C white porcelain, including approved seat cover and PVC low down cistern with all fitting.

- vi) Stainless steel shower rose wall type with control valves.

J. ELECTRICAL:

- i) All electric wire and cables will be of copper and all specification and workmanship as per I.S. rules, branded make.
- ii) Adequate numbers of Electric points in each flat.

K. LIFT:

A four passenger Lift of reputed make.

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hand and seal on the day month and year first above written.

SIGNED & DELIVERED

By the **LANDOWNER AND DEVELOPER**

In presence of:
WITNESSES:

1. Kalali Banerjee Choudhury
8. Mondol Para Road
Bachal Kolkatta - 700034

2. Archelle Chakraborty
19 Rishi Bandim Chandra
Kolkata - 34

S. B. Choudhury

SIGNATURE OF THE LANDOWNER

E SQUARE DEVELOPER

Anjandina
Proprietor

**SIGNATURE OF THE
BUILDER/DEVELOPER**

Drafted and Prepared by me:
MINTU SINHA

Mintu Sinha

ADVOCATE

En. No- WB/509/84
ALIPORE POLICE COURT



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name S. B. CHOUHARY
 Signature S. B. CHOUHARY



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ANJAN DUTTA
 Signature Anjan Dutta



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
 Signature



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
 Signature



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2000961820/2023	Office where deed will be registered
Query Date	14/04/2023 6:16:40 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	ANJISNU BANERJEE CHOWDHURY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123682671, Status :Advocate	
Transaction		Additional Transaction
[0110] Sale, Development Agreement or Construction agreement		[4308] Agreement [No of Agreement : 1]
Set Forth value		Market Value
Rs. 2/-		Rs. 23,97,601/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 5,010/- (Article:48(g))		Rs. 14/- (Article:E, E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondal Para Road, Mouza: Mondalpara, Premises No: 111, , Ward No: 121 JI No: 106, , Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-415 (RS :-)		Bastu	2 Katha 4 Chatak	1/-	20,25,001/-	Property is on Road ,Last Reference Deed No :1604-I -13432-2022
Grand Total :				3.7125Dec	1 /-	20,25,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1/-	3,72,600/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 67 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 13 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	1 /-	3,72,600 /-	



Query No: 2000961820 of 2023, Printed On : Apr 22 2023 9:11PM, Generated from wregistration.gov.in

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr SOMESWAR BANERJEE CHOWDHURY Son of Late DINENDRA KANTA BANERJEE CHOWDHURY, 111, Mondal Para Road, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHxxxxxx5C, Aadhaar No.: 68xxxxxxx3981, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	MS E SQUARE DEVELOPER (Sole Proprietorship) ,2/2, Sidhi Nath chatterjee Road, City:- , P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 ,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 ANJAN DUTTA Son of Late ASHIM KUMAR DUTTAPRERORA, 211E, Sidhi Nath chatterjee Road, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx0Q , Aadhaar No.: 58xxxxxxx6253	MS E SQUARE DEVELOPER (as SOLE PROPRIETOR)

Identifier Details :

Name & address
Miss ANJISNU BANERJEE CHOWDHURY Daughter of Mr SOMESWAR BANERJEE CHOWDHURY 8.MONDAL PARA ROAD JAYASHREE PARK, Mondal Para Road, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr SOMESWAR BANERJEE CHOWDHURY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SOMESWAR BANERJEE CHOWDHURY	MS E SQUARE DEVELOPER-3.7125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SOMESWAR BANERJEE CHOWDHURY	MS E SQUARE DEVELOPER-800 Sq Ft



Query No: 2000961820 of 2023, Printed On : Apr 22 2023 9:11PM, Generated from wregistration.gov.in



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



192023240025826841

GRN Details

GRN:	192023240025826841	Payment Mode:	Online Payment
GRN Date:	24/04/2023 14:51:55	Bank/Gateway:	State Bank of India
BRN :	CKW7295614	BRN Date:	24/04/2023 14:53:08
GRIPS Payment ID:	240420232002582683	Payment Init. Date:	24/04/2023 14:51:55
Payment Status:	Successful	Payment Ref. No:	2000961820/4/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	ANJAN DUTTA
Address:	211E , SIDHI NATH CHATTERJEE ,
Mobile:	9831155352
Depositor Status:	Buyer/Claimants
Query No:	2000961820
Applicant's Name:	Mr ANJISNU BANERJEE CHOWDHURY
Identification No:	2000961820/4/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	24/04/2023
Period To (dd/mm/yyyy):	24/04/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000961820/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	4910
2	2000961820/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				4924

IN WORDS: FOUR THOUSAND NINE HUNDRED TWENTY FOUR ONLY.

Owner and Land or Building Details as received from KMC :

Sl. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
11	Assessment No. : 411210801113 Premises No. : 111 Ward No. : 121 Street Name : MONDAL PARA ROAD	Reference Deed No. : Date of Registration : Office Where Registered :	Owner Name : SRI SOMESWAR BANERJEE CHOWDHURY Owner Address : 8,MONDAL PARA ROAD , JAYASHREE PARK,P.O+P.S- BEHALA , KOLKATA Pin No. : 700034	Character of Premises: Total Area of Land: 2 Cottah, 4 Chatak,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 14-05-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 14-05-2023)
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.
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



Query No: 2900961820 of 2023, Printed On : Apr 27 2023 9:11PM, Generated from wcregistration.gov.in



ভারত সরকার
GOVERNMENT OF INDIA



নাম: অঞ্জনা চৌধুরী
Ajansu Banerjee Chowdhury
পিতা: সোমেশ্বর চৌধুরী
Father: Someswar Banerjee Chowdhury

জন্ম তারিখ: 1990
Sex: Female



6464 1126 8675

আধার - সাধারণ মানুষের অধিকার

Ajansu Banerjee Chowdhury
24/03/23



ভারতীয় বৈশিষ্ট্য পরিচয়-প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

১৯৪৭, ১, মন্ডাল পাড়া
কলকাতা-৭০০০৩৪, পশ্চিম বঙ্গ

Address: 8, MONDAL PARA
ROAD, Behala S O, Behala
Kolkata, West Bengal
700034

1947
1800 100 1947

http://uidai.gov.in

www.uidai.gov.in

PO Box No 1947
Kolkata-700 034



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



192023240025826841

GRN Details

GRN:	192023240025826841	Payment Mode:	Online Payment
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[Query No*/Query Year]

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Depositor's Name:	ANJAN DUTTA
Address:	211E , SIDHI NATH CHATTERJEE ,
Mobile:	9831155352
Depositor Status:	Buyer/Claimants
Query No:	2000961820
Applicant's Name:	Mr ANJISNU BANERJEE CHOWDHURY
Identification No:	2000961820/4/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	24/04/2023
Period To (dd/mm/yyyy):	24/04/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000961820/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	4910
2	2000961820/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				4924

IN WORDS: FOUR THOUSAND NINE HUNDRED TWENTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1604-04867/2023	Date of Registration	25/04/2023
Query No / Year	1604-2000961820/2023	Office where deed is registered	
Query Date	14/04/2023 6:16:40 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ANJISNU BANERJEE CHOWDHURY ALIPORE POLICE COURT, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123682671, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 23,97,601/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,010/- (Article:48(g))	Rs. 46/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



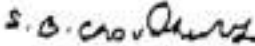
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondal Para Road, Mouza: Mondalpara, Premises No: 111, , Ward No: 121 JI No: 106, Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-415 (RS :-)		Bastu	2 Katha 4 Chatak	1/-	20,25,001/-	Property is on Road ,Last Reference Deed No :1604-I -13432-2022
Grand Total :				3.7125Dec	1 /-	20,25,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1/-	3,72,600/-	Structure Type: Structure
<p>Gr. Floor, Area of floor :600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 67 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 13 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		800 sq ft	1 /-	3,72,600 /-	



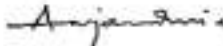
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SOMESWAR BANERJEE CHOWDHURY (Presentant) Son of Late DINENDRA KANTA BANERJEE CHOWDHURY Executed by: Self, Date of Execution: 25/04/2023 , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Office			
	25/04/2023	25/04/2023	LTI	25/04/2023
111, Mondal Para Road, City:- , P.O:- BEHALA, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx5C, Aadhaar No: 68xxxxxxxx3981, Status :Individual, Executed by: Self, Date of Execution: 25/04/2023 , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Office				



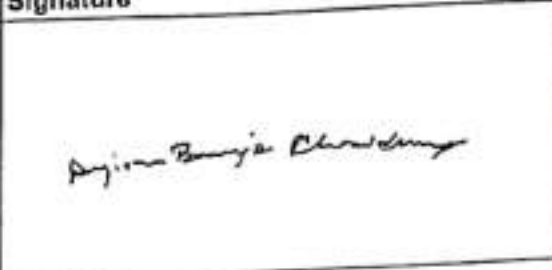
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS E SQUARE DEVELOPER 2/2, Sidhi Nath chatterjee Road, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: aexxxxx0q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANJAN DUTTA Son of Late ASHIM KUMAR DUTTA Date of Execution - 25/04/2023, , Admitted by: Self, Date of Admission: 25/04/2023, Place of Admission of Execution: Office			
	Apr 25 2023 11:53AM	25/04/2023	LTI	25/04/2023
PRERORA, 211E, Sidhi Nath chatterjee Road, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxx0Q, Aadhaar No: 58xxxxxxxx6253 Status : Representative, Representative of : MS E SQUARE DEVELOPER (as SOLE PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Miss ANJISNU BANERJEE CHOWDHURY Daughter of Mr SOMESWAR BANERJEE CHOWDHURY 8, MONDAL PARA ROAD JAYASHREE PARK, Mondal Para Road, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034			
	25/04/2023	25/04/2023	25/04/2023
Identifier Of Mr SOMESWAR BANERJEE CHOWDHURY, Mr ANJAN DUTTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SOMESWAR BANERJEE CHOWDHURY	MS E SQUARE DEVELOPER-3.7125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SOMESWAR BANERJEE CHOWDHURY	MS E SQUARE DEVELOPER-800.00000000 Sq Ft

On 25-04-2023

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.

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

Presented for registration at 11:48 hrs on 25-04-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr SOMESWAR BANERJEE CHOWDHURY ,Executant.

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 23,97,601/-

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

Execution is admitted on 25/04/2023 by Mr SOMESWAR BANERJEE CHOWDHURY, Son of Late DINENDRA KANTA BANERJEE CHOWDHURY, 111, Road: Mondal Para Road, , P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business

Identified by Miss ANJISNU BANERJEE CHOWDHURY, , Daughter of Mr SOMESWAR BANERJEE CHOWDHURY, 8.MONDAL PARA ROAD JAYASHREE PARK, Road: Mondal Para Road, , P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-04-2023 by Mr ANJAN DUTTA, SOLE PROPRIETOR, MS E SQUARE DEVELOPER (Sole Proprietorship), 2/2, Sidhi Nath chatterjee Road, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Identified by Miss ANJISNU BANERJEE CHOWDHURY, , Daughter of Mr SOMESWAR BANERJEE CHOWDHURY, 8.MONDAL PARA ROAD JAYASHREE PARK, Road: Mondal Para Road, , P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/04/2023 2:53PM with Govt. Ref. No: 192023240025826841 on 24-04-2023, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW7295614 on 24-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 4,910/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 21463, Amount: Rs.100.00/-, Date of Purchase: 24/04/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/04/2023 2:53PM with Govt. Ref. No: 192023240025826841 on 24-04-2023, Amount Rs: 4,910/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW7295614 on 24-04-2023, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 139645 to 139693

being No 160404867 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.04.25 16:53:28 -07:00
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/04/25 04:53:28 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)