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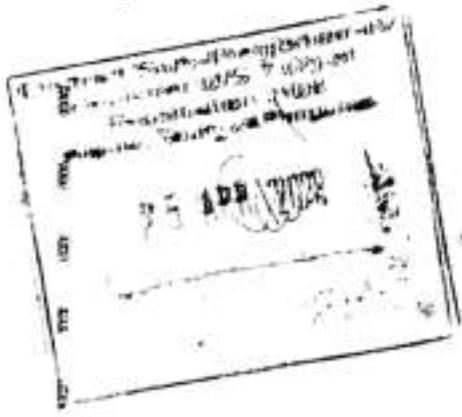
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL AP 234136

Handwritten notes: 25/04/2023, 2000 963130/2023

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**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on this the 25<sup>th</sup> day of April 2023 (Two Thousand Twenty Three)



**BETWEEN**

**Contd/P2**

24 APR 2023

21460

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

*Mintu Sinha*

Name : .....

Advocate

Address : ..... Alipur Police Court

Kolkata-27

Vendor : .....

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, Kol-27



Identified by me,

*Anjona Banerjee Chowdhury*

*Bhola Chandra Banerjee Chowdhury*

— Advocate

8, Mondol Para Road,

Jayashree Park, Behala

Kolkata - 700034



**SRI BIRESWAR BANERJEE** alias **SRI BIRESWAR BANERJEE CHOWDHURY (PAN AYPPB3302B) (AADHAAR No. 2761 3305 9632)**, son of Late Dinendra Kanta Banerjee Chowdhury by Faith- Hindu, by Nationality- Indian, by Occupation- Business, both are residing at 8, Mondal Para Road, Jayashree Park, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, hereinafter jointly 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** by virtue of a Registered Deed of Gift dated 9<sup>th</sup> day of August, 2004, one i) Sri Barindra Kanta Banerjee Chowdhury and Others, gifted, transferred and assured **ALL THAT** piece and parcel of Land measuring more or less 1 (One) Cottah 8 (Eight) Chittacks, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 32, R.S. Dag No. 439, at Mondal Para Road, P.O. Behala, P.S. 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 favour of said i) Sri Someswar Banerjee Chowdhury, ii) Sri Mihir Kumar Banerjee Chowdhury (since deceased) and iii) Sri Bireswar Banerjee Chowdhury, the Landowner herein and the said Deed Of Gift was duly registered at the Office of the A.D.S.R. Behala, South 24 Parganas and recorded in Book No. I, Volume No. 96, Pages 375 to 386, Being No. 4446 for the year 2006, which they had already accepted and mutated their names in books of record of Kolkata Municipal Corporation under Ward No. 121, and the said property now being known and numbered as of Municipal Premises No. 195, being Assessee no. 41-121-08-044-61 at 8. Mondalpara Road, Kolkata-700034.

**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 Deed of Gift and inheritance, the said i) Sri Bireswar Banerjee Chowdhury, the Landowner herein, and ii) Sri Someswar Banerjee Chowdhury, become the absolute joint owners of **ALL THAT** piece and parcel of Bastu land measuring an area more or less 1 (One) Cottah 8 (Eight) Chittacks along with a Tiles Shed Structure measuring 200 sq.ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 32, R.S. Dag No. 439, being Premises No. 195, Mondal Para Road, being Assessee no. 41-121-08-046-1 at 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 and are enjoying the same by payment of rates and taxes to the Appropriate Authorities.

**AND WHEREAS** Sri Someswar Banerjee Chowdhury gifted his entire share of **ALL THAT** piece and parcel of Bastu land measuring an area more or less 1 (One) Cottah 8 (Eight) Chittacks along with a Tiles Shed Structure measuring 200 sq.ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 32, R.S. Dag No. 439, being Premises No. 195, 8, Mondal Para Road, being Assessee no. 41-121-08-046-1 at 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, to his brother Sri Bireswar Banerjee Chowdhury, by virtue of a Deed Of Gift was duly registered at the Office of the DSR - IV, South 24 Parganas and recorded in Book No. I, Volume No. 1604....., Being No. 4866.....for the year 2023.

**AND WHEREAS** now the Landowner herein, become the absolute Owner in respect of the said First Schedule Property and have been enjoying the same by getting usufructs there from and have been enjoying without any interruption whatsoever.

**AND WHEREAS** with a view to develop the Schedule property and erect a Multistoried Building with Lift facility thereon the Owners 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 BIRESWAR BANERJEE CHOWDHURY (PAN AYPPB3302B) (AADHAAR No. 2761 3305 9632)**, son of Late Dinendra Kanta Banerjee Chowdhury 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 : ALL THAT** piece and parcel of Bastu land measuring an area more or less 1 (One) Cottah 8 (Eight) Chittacks along with a Tiles Shed Structure measuring 200 sq.ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 32, R.S. Dag No. 439, being KMC Premises No. 195, 8, Mondal Para Road, being Assessee no. 41-121-0804461 at 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, as described in the First Schedule below.

**PROPOSED BUILDING MEANS:** The proposed Multi-storeyed Building with Lift facility and with other amenities and felicities 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 2 (Two) No. of self-contained residential Flat each flat measuring more or less 555 sq.ft.( east facing) built up area, on the first floor & fourth floor respectively, which is 1110 sq.ft(build-up) in total, 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 including proportionate share of the roof of the proposed Building.

2) The Landowner herein shall have to be allotted 1 (One) No. of Space measuring more or less 200 sq.ft. (build-up) of commercial space (subject to commercial sanction) on the Ground Floor, in a complete and in a habitable condition with shutter gate of the proposed Multistoried Building 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 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) Landowner shall be given 2 lacs Rupees at the time of registration of Development Agreement & power by the Developer.

**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 1 (One)

Cottah 8 (Eight) Chittacks along with a Tiles Shed Structure measuring 200 sq.ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 32, R.S. Dag No. 439, being KMC Premises No. 195, Mondal Para Road, being Assessee no. 41-121-08-046-1 at 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, more fully and particularly described in the First Schedule written hereunder.

**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 or vacating possession of the property whichever is later, in respect of the proposed construction 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 1 (One) Cottah 8 (Eight) Chittacks along with a Tiles Shed Structure measuring 200 sq.ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 32, R.S. Dag No. 439, being KMC Premises No. 195, Mondal Para Road, being Assessee no. 41-121-08-046-1 at 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, 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 Memorandum of Understanding.

**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 Development Memorandum of Understanding. 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 Landowner's Allocation shall be allowed on any account whatsoever.

Land at the said premises approximately measuring 1 (One) Cottah 8 (Eight) Chittacks 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 Owner 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 Owner in so far as is necessary to apply for quotas of or for cement, steel, bricks, and other building materials allocable to the Owner 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 its 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 Landowner's 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 Owner.
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.

**OWNERS' INDEMNITY**

The Landowner hereby agrees 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 & 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 being KMC Premises No. 195, being Assessee no. 411210804461 at 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 OWNER 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 developer 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 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 after getting the possession of 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 this 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 South 24 Parganas( Alipore) 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 1 (One) Cottah 8 (Eight) Chittacks along with a Tiles Shed Structure measuring 200 sq.ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 32, R.S. Dag No. 439, , being KMC Premises No. 195, being Assessee no. 411210804461 at 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, which is butted and bounded in the manner following:-

**ON THE NORTH** : by premises no .111

**ON THE SOUTH** : 12 ft wide KMC road

**ON THE EAST** : By Mondal Para Road;

**ON THE WEST** : by premises no 34, Mondal Para Road

**SECOND SCHEDULE ABOVE REFERRED TO**  
**(OWNERS' ALLOCATION)**

1) The Landowner herein shall have to be allotted 2 (Two) No. of self-contained residential Flats each flat measuring more or less 555 sq.ft.( east facing) built up area, on the first floor & fourth floor respectively, which is 1110 sq.ft (build-up) in total, 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 including proportionate share of the roof of the proposed Building.

2) The Landowner herein shall have to be allotted 1 (One) No. of Space measuring more or less 200 sq.ft. (build-up) of commercial space (subject to commercial sanction) on the Ground Floor, in a complete and in a habitable condition of the proposed Multistoried Building 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 no. 1 herein 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) Landowner shall be given 2 lacs Rupees at the time of registration of Development Agreement & power by the Developer.

**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 1 (One) Cottah 8 (Eight) Chittacks along with a Tiles Shed Structure measuring 200 sq.ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 32, R.S. Dag No. 439, , being KMC Premises No. 195, being Assessee no. 411210804461 at 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, 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. CONCRETE 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 with collapsible Gate.



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 counters 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 tiles of 6'- 00" high along steel sink on the adjacent wall.

**H. FLOORING:**

Super Mawa 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**

In presence of:

1. *Kakali Borejee Chowdhury*

*S. Mondol Para Road,*

*Kolkata - 700084*

2. *As. Subee Chatterjee*  
*19. River Benhur Road,*  
*Kul. 34*

*Birendhar Borejee Chowdhury*  
\_\_\_\_\_  
**SIGNATURE OF THE LANDOWNER**

**E SQUARE DEVELOPER**

*Anjanika*  
Proprietor

\_\_\_\_\_  
**SIGNATURE OF THE  
BUILDER/DEVELOPER**

Drafted and Prepared by me:  
**MINTU SINHA**

*Mintu Sinha*

**ADVOCATE**

En. No- WB/509/84

**ALIPORE POLICE COURT**



MEMO OF RECEIPT

I, **Bireswar Banerjee** alias **Bireswar Banerjee Chowdhury** (PAN **AYPPB3302B**) son of **Dinendra Kanta Banerjee Chowdhury**, of 8, mondal Para Road Jayashree Park, Behala Kolkata - 700034, do hereby receive a sum of Rupees 2,00,000 ( Two Lacs) through account payee cheque bearing no. 226404 dated 25.04.2023 drawn on Axis Bank Bank, Behala Branch, Kolkata-700034 from **SRI ANJAN DUTTA** , son of Sri Ashim Dutta, sole proprietor of **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.

Bireswar Banerjee - Chowdhury

**SIGNATURE OF RECIPIENT**



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

Name BIRENDR BANERJEE CHOWDHURY  
 Signature Birendra Banerjee Chowdhury



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

Name ANJAN DUTTA  
 Signature Anjan Dutta

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

Name .....

Signature .....

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

Name .....

Signature .....

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



192023240025811641

GRN Details

GRN:	192023240025811641	Payment Mode:	Online Payment
GRN Date:	24/04/2023 14:45:49	Bank/Gateway:	State Bank of India
BRN :	CKW7295132	BRN Date:	24/04/2023 14:47:29
GRIPS Payment ID:	240420232002581163	Payment Init. Date:	24/04/2023 14:45:49
Payment Status:	Successful	Payment Ref. No:	2000963130/3/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	ANJAN DUTTA
Address:	211E , SIDHI NATH CHATTERJEE
Mobile:	9831155352
Depositor Status:	Buyer/Claimants
Query No:	2000963130
Applicant's Name:	Mr ANJISNU BANERJEE CHOWDHURY
Identification No:	2000963130/3/2023
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	2000963130/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	4911
2	2000963130/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	2014
			<b>Total</b>	<b>6925</b>

IN WORDS: SIX THOUSAND NINE HUNDRED TWENTY FIVE ONLY.




**ভারত সরকার**  
**GOVERNMENT OF INDIA**



**অরিয়না বানার্জী চৌধুরী**  
**Ariyona Banerjee Chowdhury**  
**পিতা: সোমেশ্বর চৌধুরী**  
**Father: Someswar Banerjee Chowdhury**


**জন্ম/Year of Birth: 1995**  
**লিঙ্গ/Gender: Female**

6464 1126 8675



আধার - সাধারণ মানুষের অধিকার


Ariyona Banerjee Chowdhury  
 24/3/23



**ভারতীয়বিশিষ্ট পরিচয়-প্রাধিকরণ**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**


**১০১, এ. এম. এল. রোড**  
**কলকাতা-৭০০০১৪, পশ্চিম বঙ্গ**


**Address: B, MONDAL PARA**  
**ROAD, Behala S.O. Behala**  
**Kolkata, West Bengal.**  
**700034**

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**১৯৮**  
**১৯০ ১৯০ ১৯৮**


**help@uidai.gov.in**


**www.uidai.gov.in**


**P.O. Box No 1947**  
**Kolkata-700 197**



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

Query No / Year	2000963130/2023	Office where deed will be registered
Query Date	15/04/2023 1:39:49 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 : Allipore, 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], [4311] Receipt [Rs : 2,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 14,02,651/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,011/- (Article:48(g))	Rs. 2,014/- (Article:E, E, B)	
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: 195, , 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-439 (RS :-)		Bastu	1 Katha 8 Chatak	1/-	13,50,001/-	Property is on Road
Grand Total :				2.475Dec	1 /-	13,50,001 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	52,650/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	52,650 /-	



Query No: 2000963130 of 2023, Printed On : Apr 24 2023 2:18PM, Generated from wregistration.gov.in

**Lord Details :**

Name & address	Status	Execution Admission Details :
Mr BIRESWAR BANERJEE, (Alias: Mr BIRESWAR BANERJEE CHOWDHURY) Son of Late DINENDRA KANTA BANERJEE CHOWDHURY, 195, 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. AYxxxxxx2B, Aadhaar No.: 27xxxxxxxx6932, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

SI 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 :**

SI 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.: 58xxxxxxxx6253	MS E SQUARE DEVELOPER (as PROPRIETOR)

**Identifier Details :**

Name & address
Miss Anjisnu Banerjee Chowdhury Daughter of Mr Someswar Banerjee Chowdhury 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 ANJAN DUTTA, Mr BIRESWAR BANERJEE

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr BIRESWAR BANERJEE	MS E SQUARE DEVELOPER-2.475 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr BIRESWAR BANERJEE	MS E SQUARE DEVELOPER-200 Sq Ft



Query No: 2000963130 of 2023, Printed On : Apr 24 2023 2:16PM, Generated from wbregristration.gov.in



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
1	Assessment No. : 411210804461 Premises No. : 195 Ward No. : 121 Street Name : MONDAL PARA ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SOMESWAR BANERJEE CHOWDHURY, BIRESWAR BANERJEE CHOWDHURY Owner Address : ,8, MONDAL PARA ROAD, KOLKATA-700034 Pin No. : 700034	Character of Premises: Vacant Land Total Area of Land: 1 Cottah, 8 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 15-05-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 15-05-2023)
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, 1951). 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: 2000963130 of 2023, Printed On : Apr 15 2023 1:40PM, Generated from wregistration.gov.in

## Major Information of the Deed

Deed No :	I-1604-04871/2023	Date of Registration	25/04/2023
Query No / Year	1604-2000963130/2023	Office where deed is registered	
Query Date	15/04/2023 1:39:49 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ANJISNU BANERJEE CHOWDHURY ALIPORE POLICE COURT, Thana : Alipore, District : South24-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], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 14,02,651/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 2,046/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondal Para Road, Mouza: Mondalpara, Premises No: 195, , Ward No: 121 JI No: 106, Pin Code : 700034



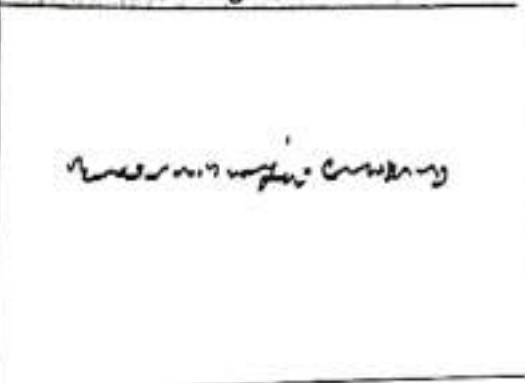
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-439 (RS :-)		Bastu	1 Katha 8 Chatak	1/-	13,50,001/-	Property is on Road
<b>Grand Total :</b>					1/-	13,50,001 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	52,650/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq FL, Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		200 sq ft	1 /-	52,650 /-	





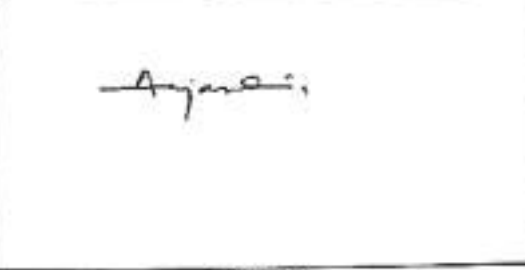
**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr BIRESWAR BANERJEE, (Alias: Mr BIRESWAR BANERJEE CHOWDHURY)</b> 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	LTI	25/04/2023	
195, 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.:: AYxxxxxx2B, Aadhaar No: 27xxxxxxx6932, Status :Individual, Executed by: Self, Date of Execution: 25/04/2023 , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Office				

**Developer Details :**



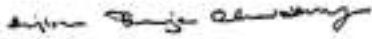
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>MS E SQUARE DEVELOPER</b> 2/2, Sidhi Nath chatterjee Road, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: AExxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr ANJAN DUTTA (Presentant)</b> 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 12:15PM	LTI	25/04/2023	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.:: AExxxxxx0Q, Aadhaar No: 58xxxxxxx6253 Status : Representative, Representative of : MS E SQUARE DEVELOPER (as PROPRIETOR)				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Miss Anjlsnu Banerjee Chowdhury</b> Daughter of Mr Someswar Banerjee Chowdhury 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 ANJAN DUTTA, Mr BIRESWAR BANERJEE

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr BIRESWAR BANERJEE	MS E SQUARE DEVELOPER-2.475 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr BIRESWAR BANERJEE	MS E SQUARE DEVELOPER-200.00000000 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 12:07 hrs on 25-04-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr ANJAN DUTTA .

**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 14,02,651/-

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

Execution is admitted on 25/04/2023 by Mr BIRESWAR BANERJEE, Alias Mr BIRESWAR BANERJEE CHOWDHURY, Son of Late DINENDRA KANTA BANERJEE CHOWDHURY, 195, 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, 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, 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, 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 2,046.00/- ( B = Rs 2,000.00/- ,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 2,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/04/2023 2:47PM with Govt. Ref. No: 192023240025811641 on 24-04-2023, Amount Rs: 2,014/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKW7295132 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. 5,011/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 4,911/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 21460, 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 2:47PM with Govt. Ref. No: 192023240025811641 on 24-04-2023, Amount Rs: 4,911/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKW7295132 on 24-04-2023, Head of Account 0030-02-103-003-02

*(Handwritten Signature)*

**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 139315 to 139360  
being No 160404871 for the year 2023.



*(Handwritten signature)*

Digitally signed by ANUPAM HALDER  
Date: 2023.04.25 16:19:51 -07:00  
Reason: Digital Signing of Deed.

(Anupam Halder) 2023/04/25 04:19:51 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

25/04/2023 Query No:-16042000963130 / 2023 Deed No :I - 160404871 / 2023, Document is digitally signed.