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Sub-Register-III  
 District-24-parganas

  
 Sub-Register-III  
 District-24-parganas

27.01.2022

**DEVELOPMENT AGREEMENT**

1. **Date** : The 24<sup>th</sup> day December, 2021
2. **Place** : Kolkata
3. **PARTIES** :
  - 3.1 (i) **SRI SWAPAN KUMAR PAUL** (PAN No. AFUPP7314M, Aadhar Card No. 946517696675, Mobile No.9433091019), Son of Late Makhan Chandra Paul, by occupation Business, (ii) **SMT. SUPRIYA PAUL** (PAN No. CNZPP4682H, Aadhar Card No.264270151793, Mobile No. 9432876897), Wife of Sri Swapan Kumar Paul, by occupation Business, (iii) **SRI SWARNAVA KUMAR PAUL** (PAN No. AKMPP8984A, Aadhar Card No. 821508791125, Mobile No.

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S. Chakraborty

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JUDGES COURT, KOL-27

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BIDYUT KR. SAHA

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Alipore Judges' Court 24 Pgs. (S)  
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- Jayanath Chandra  
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- Sujal-Krish Chakrabarty  
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- Bipin Kumar Paul  
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- Swapan  
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- Swapan Chandra  
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DISTRICT AND SESSIONS JUDGE  
SOUTH 24 PAGES, ALIPORE  
25 JAN 2022

8240035951) Son of Sri Swapan Kumar Paul, by occupation Business, and (iv) **SRI PRANAY PAUL** (PAN No. CNZPP4680F, Aadhar Card No. 314783195257, Mobile No. 9123675898), Son of Sri Swapan Kumar Paul, by occupation Business, all by Nationality Indian and at present residing at 87E, Ibrahimpur Road, P.O. & P.S. Jadavpur, Kolkata 700032, hereinafter called the "Owners" (which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**

**AND**

- 3.2 M/s JDS Construction**, a partnership firm having Income Tax PAN No. AARFJ3632L, having its office at 82A, Ibrahimpur Road, within P.S. Jadavpur, Kolkata 700032, Represented by its Partners (1) **Mr. Jagannath Chanda**, (having PAN No. ACRPC8857E, D.O.B. 01.01.1956, Aadhar Card No.867430005570, Mobile 9433052412), Son of Late Narendra Nath Chanda, by faith Hindu, by occupation Business, residing at 1/8/A, Chittaranjan Colony, within P.S. Jadavpur, Kolkata - 700032, (2) **Mr. Dilip Kumar Paul**, (having PAN No. AEWPP6227L, D.O.B. 04.08.1955, Aadhar Card No.661641773289, Mobile 9433886401), Son of Late Surendra Chandra Paul, by faith Hindu, by occupation Business, residing at 419, Swami Vivekananda Road, within P.S. Jadavpur, Kolkata - 700032, (3) **Mr. Swapan Kumar Paul**, (having PAN No. AFUPP7314M, D.O.B. 31.11.1953 Aadhar Card No.946517686675, Mobile 9875391035), Son of Late Makhhan Chandra Paul, by faith Hindu, by occupation Business, residing at 87E, Ibrahimpur Road, P.S. Jadavpur, Kolkata 700032, (4) **Mr. Sujit Kumar Chowdhury** (having PAN No. ACKPC3797L, D.O.B. 02.01.1950, Aadhar Card No.818438217686, Mobile 9331005138), Son of Late Umesh



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- Supriya Paul.



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- Swamave K. Paul.



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- Pranay Paul



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Parupate Mandal.  
910-4 S.C. Mandal.  
Shasiasa Sorathi  
KAT-150.

25 JAN 2022

Chandra Chowdhury, by faith Hindu, by occupation Business, residing at 24/3, Raja S.C. Mullick Road, within P.S. Jadavpur, Kolkata - 700032, and (5) **Mr. Samar Chowdhury** (having PAN No. ABWPC3590N, D.O.B. 10.03.1952, Aadhar Card No.827388689279, Mobile 9831892933), Son of Late Umesh Chandra Chowdhury, by faith Hindu, by occupation Business, residing at 24/3, Raja S.C. Mullick Road, within P.S. Jadavpur, Kolkata - 700032, hereinafter referred to as the "**Developer**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include all the Partners of the firm, their heirs, executors, administrators, legal representatives and assigns) on the **OTHER PART.**

"**Owners**" and "**Developer**" are collectively the parties to this Agreement.

**NOW THIS AGREEMENT WITNESSES, RECORDS, GOVERNS AND BINDS THE PARTIES AS FOLLOWS:-**

**4. SUBJECT MATTER OF AGREEMENT:**

**4.1 Development:** Development and commercial exploitation of **All that** piece and parcel of homestead land measuring more or less 6 (Six) Cottahs 1 (One) Chittack 1 (One) Square Feet comprised in Plot Nos. 248/461 and 248/462 under Khatian Nos. 99 and 144, of Mouza Ibrahimpur, J.L. No.36, R.S. No.10, within Police Station Jadavpur, Pargana Khaspur, Touzi No.239, within the jurisdiction of A.D.S.R., Alipore, South 24 Parganas together with three storeyed building standing thereon lying and situate at and being KMC Premises No. 82A, Ibrahimpur Road, P.S. Jadavpur, KMC Ward No.96, Kolkata 700032, particularly described in the **FIRST SCHEDULE** below (hereinafter referred to as the '**said property**').



**4.2 Commercial exploitation:** The parties hereto declare that the owners have purchased the said property after taking advance of considerable amount from the developers for commercial purpose and not for their residential use and the owners wish to develop the said property through the developer herein under the terms and conditions hereunder mentioned for their commercial gain and the developer has also lent and advanced money to the owners for development of the said property by making construction of the new G+4 storied building by demolishing the existing old structure thereon and on construction the developer wish to gain commercially by selling the units/flats/car parks under the developer's allocation to the proposed intending purchasers.

**5. BACKGROUND AND REPRESENTATIONS:**

**5.1 Owners' representations on Title:** The Owners have represented to the Developer as follows:-

**5.1.1** That Smt. Chand Bibi, widow of late Golam Ehia Laskar of Jadavpur, Police Station Sadar Tollygunge, District 24 Parganas as Rayati Sthitiban tenant seized and possessed of the land, hereditaments and Premises containing an area of all that the land measuring Two Bighas Two Cottahs and Six Chittacks more or less in Dag No. 248/462, Khatian No. 99 of Mouza Ibrahimpur, J.L. No. 36, R.S. No.10 Police Station Sadar Tollygunge, Pargana Khaspur at an annual rent of Rs.2/10 (Rupees 2 and 10 annas) only to the Jadavpur Estate and the said rent was subsequently enhanced by the said Zaminder of the Jadavpur Estate Ltd to Rs.2/15/3.

**5.1.2** That by an instrument of Bengali Kobala dated 8<sup>th</sup> day of Falgun 1346 B.S. corresponding to the 21<sup>st</sup> February 1940 executed by said Chand Bibi in favour of one Bijoy Krishna Bose for the consideration mentioned therein all that the land measuring an

area of One Bigha Five Cottahs and Six Chittacks more or less being portion of Dag No. 248/462, Khatian No. 99 of Mouza Ibrahimpur, J.L. No. 36, R.S. No.10 Police Station Sadar Tollygunge, Pargana Khaspur particularly described in the schedule of the said Bengali Kobala and fully delineated in the map or plan annexed thereto with all appendages and appurtenances subject to payment to the superior landlord the Jadavpur Estate Ltd of the annual rent of Rs.1/12/3 only as the proportionate share of the annual rent and registered in the office of the District Sub Registrar of Alipore and recorded in Book No. I, Volume No. 39, Pages 17 to 22, Being No. 516 for the year 1940.

- 5.1.3** That Sukkur Ali Mondal and others were, as Rayati Sthitiban tenants, seized and possessed of the land hereditaments and Premises containing an area of 40 Acres in Dag Nos. 248/461 and 248/462 under Khatian Nos. 144 and 99 of Mouza Ibrahimpur, J.L. No. 36, R.S. No.10 Police Station Sadar Tollygunge, Pargana Khaspur within Touzi No. 239, Sub Registration office at Alipore in the District of 24 Parganas paying an annual rent of Rs.8-0-6 only to the Jadavpur Estate Ltd.
- 5.1.4** That by an indenture of Kobala dated the 13<sup>th</sup> September 1938 executed by said Sukkur Ali Mondal and others in favour of Prafulla Kumar Sengupta, son of late Rash Behari Sengupta, for the consideration therein mentioned sold, transferred and conveyed all that the land and hereditaments containing an area of three Cottahs ten Chittacks more or less being the portion of Dag No. 248/461, Khatian No. 144 of Mouza Ibrahimpur particularly described in the schedule of the said Bengali Kobala with all appendages and appurtenances subject to payment to the superior landlord the said Jadavpur Estate Ltd the sum of Rs.1/0/9 only as the proportionate share of the annual rent free from all encumbrances.

- 5.1.5** That by an instrument of Bengali Kobala dated 8<sup>th</sup> day of Falgun 1346 B.S. corresponding to the 21<sup>st</sup> February 1940 executed by said Prafulla Kumar Sengupta in favour of one Bijoy Krishna Bose for the consideration mentioned therein all that the land measuring an area of three Cottahs and ten Chittacks more or less being portion of Dag No. 248/461, Khatian No. 144 of Mouza Ibrahimpur, J.L. No. 36, R.S. No.10 Police Station Sadar Tollygunge, Pargana Khaspur particularly described in the schedule of the said Bengali Kobala and fully delineated in the map or plan annexed thereto with all appendages and appurtenances subject to payment to the superior landlord the Jadavpur Estate Ltd of the annual rent of Rs.1/0/9 only as the proportionate share of the annual rent and registered in the office of the District Sub Registrar, Allpore and recorded in Book No. I, Volume No. 39, Pages 10 to 16, Being No. 515 for the year 1940.
- 5.1.6** Said Bijoy Krishna Bose, a Hindu male governed by Dayabhaga school of Hindu law, died Intestate on 7<sup>th</sup> August 1941 leaving behind and surviving him his only son Bibhuti Bhusan Bose, and wife Smt. Santa Shila Bose, being his legal heirs and assessors.
- 5.1.7** Subsequently after demise of said Smt. Santa Shila Bose on 3<sup>rd</sup> November 1949 her only son said Bibhuti Bhusan Bose became the sole and absolute owner of the estate of said Bijoy Krishna Bose including the aforesaid property and thus said Bibhuti Bhusan Bose got mutated the said property in the records of Calcutta Corporation being Premises No. 82, Ibrahimpur Road.
- 5.1.8** On 22.03.1957 said Bibhuti Bhusan Bose sold, transferred and conveyed all that the land measuring more or less 6 Cottahs 1 Chittack 1 sq. ft. lying and situated in part of Dag No. 248/462 and 248/461 under Khatian Nos. 99 and 144 of Mouza Ibrahimpur J.L. No. 36, R.S. No.10 Police Station Sadar Tollygunge, Pargana



Khaspur in the District of 24 Parganas in favour of Sri Janaki Nath Das, son of Late Chanda Charan Das by executing a Deed of Conveyance against valuable consideration mentioned therein and the said Deed of Conveyance was registered in the office of the Sub Registrar Allpore Sadar, District 24 Parganas and recorded in Book No. I, Volume No. 52, Pages 43 to 53, Being No. 2441 for the year 1957.

- 5.1.9** That after purchase of the said property said Janakinath Das got mutated his name in the records of the Calcutta Corporation as sole owner in respect of the said land recorded as Premises No. 82A, Ibrahimpur Road, Ward No. 96, Calcutta 700032 and subsequently got constructed a three storied brick built building after obtaining a building plan from the Calcutta Corporation being plan No. BS No. 229 Dist (T) dated 27.7.1962 along with car parking space by extension plan vide BS No. 36 Dist (T) dated 24.4.1964.
- 5.1.10** Said Janakinath Das died intestate on 11.01.1974 leaving behind him surviving his wife Smt. Sarojini Das, three sons namely Dhairjendra Nath Das, Sudhirendra Nath Das and Adhirendra Nath Das, two daughters and daughter-in-law Smt. Muktakana Das, wife of Late Binayendra Nath Das and grandson Tapas Kumar Das, son of Late Binayendra Kumar Das, as his legal heirs and successors according to Hindu succession law.
- 5.1.11** Said Janakinath Das during his lifetime executed and registered a Deed of Settlement in respect of the said property at 82A, Ibrahimpur Road, Calcutta 700032, by making provisions that after demise of said Janakinath Das his wife Sarojini Das would get a monthly maintenance of Rs.300 only during her lifetime and said Sudhirendra Nath Das, Dhairjendra Nath Das and Adhirendra Nath Das, Muktakana Das and Tapas Kumar Das or their legal heirs and successors would become the joint owners of the said property

after demise of the Settler and said Smt. Sarojini Das and the said Deed of Settlement dated 28.11.1962 was registered in the office of Sub Registrar at Alipore and entered in Book No.I, Volume No. 174, Pages 10 to 14, Being No. 9568 for the year 1962.

- 5.1.12** By the passage of time said Sarojini Das and Janakinath Das died and thereafter said Sudhirendra Nath Das, Dhairjendra Nath Das and Adhirendra Nath Das, Muktakana Das and Tapas Kumar Das became the joint owners of the said property as per provisions and/or allotments made in the said Deed of Settlement.
- 5.1.13** That on 31.5.1978 said Sudhirendra Nath Das, Dhairjendra Nath Das and Adhirendra Nath Das, Muktakana Das and Tapas Kumar Das, executed a Deed of Partition amongst themselves in respect of the said property at 82A, Ibrahimpur Road, Calcutta 700032 and the said Deed of Partition was registered in the office of the District Sub Registrar at Alipore, 24 Parganas, on the same day and recorded in Book No.I, Volume No. 209, Pages 64 to 69, Being No. 5995 for the year 1978.
- 5.1.14** By virtue of the said Deed of Partition said Sudhirendra Nath Das got all that the entire ground floor of the three storeyed building together with proportionate share in the land, said Dhairjendra Nath Das got the entire first floor of the three storeyed building together with proportionate share of land and said Adhirendra Nath Das, Mukta alias Muktakana Das and Tapas Kumar Das jointly got all that the entire third floor of the three storeyed building together with proportionate share in the land underneath the Premises and all the parties to the said Deed of Partition got right to use and enjoy all the common areas, amenities and facilities of the said property.
- 5.1.15** Accordingly said Sudhirendra Nath Das got mutated his name in the records of the Calcutta Municipal Corporation in respect of the

said entire ground floor of the Premises having Assessee No. 210960201498 and had seized and possessed of the said ground floor of the property in khas by making payment of all rates and taxes.

- 5.1.16** On 9<sup>th</sup> July 1993 said Sudhirendra Nath Das executed a Bengali Deed of Family Settlement describing himself as the first trustee and his wife Smt. Bulu Rani Das being the second trustee and their daughter Smt. Shibani Das being the ultimate beneficiary of the property and the said deed was registered in the office of the District Sub-Registrar at Alipore and recorded therein in Book No. I, CD Volume No. 175, Pages 375 to 383, Being No. 9512 for the year 1993.
- 5.1.17** Thereafter said Sudhirendra Nath Das died on 05.05.1997 and Smt. Bulu Rani Das died on 09.01.2016 and after them their daughter Smt. Shibani Das became the sole and absolute owner of the said entire ground floor of the property with proportionate undivided share of land underneath the Premises.
- 5.1.18** By virtue of the Deed of Conveyance dated 22.07.2021 registered in the office of ADSR Alipore and recorded in Book No. 1, Volume No. 1602-2021, Pages 226715 to 226771, Being No. 160205251 for the year 2021 the owners herein, therein the purchasers, duly purchased the said entire ground floor of the Premises together with undivided proportionate share of land underneath the Premises against valuable consideration mentioned therein from the erstwhile owner said Smt. Shibani Das.
- 5.1.19** Said Dhairjendra Nath Das, the owner of the entire first floor of the said property, died intestate on 20.11.1995 leaving behind his wife Smt. Chinmoyee Das, one married daughter Smt. Ratna Marik, and three sons namely Rathindra Nath Das, Ajoy Kumar Das and Ahin

Kumar Das who jointly inherited the said entire first floor of the property of Late Dhairjendra Nath Das.

- 5.1.20** Subsequently said Chinmoyee Das gifted her 1/5 share in the entire first floor of the property in favour of her three sons by registered deed of gift dated 15.05.1996 registered in the office of District Sub Registrar at Alipore and recorded in Book No.I, Volume No. 14, Pages from 433 to 443, Being No. 525 for the year 1996.
- 5.1.21** Similarly said Smt. Ratna Marik gifted her 1/5 share in the entire first floor of the property in favour of her three brothers by registered deed of gift dated 21.01.1997 registered in the office of District Sub Registrar at Alipore and recorded in Book No.I, Volume No. 3, Pages from 343 to 356, Being No. 124 for the year 1997 and thus the said three brothers namely Rathindra Nath Das, Ajoy Kumar Das and Ahin Kumar Das became the joint owners of the said entire first floor of the property by way of inheritance is also by way of the aforesaid registered deed of gifts.
- 5.1.22** Subsequently said Ajoy Kumar Das sold and transferred his one third share in the said entire first floor of the property to his other brothers namely Rathindra Nath Das and Ahin Kumar Das by executing a Deed of Conveyance dated 01.09.1999 against valuable consideration mentioned therein and the said Deed of Conveyance was registered in the office of the A.D.S.R. Alipore and entered in Book No. one, Volume No. 55, Pages 232 to 247, Being No. 976 for the year 2000.
- 5.1.23** By virtue of the Deed of Conveyance dated 21.10.2019 registered in the office of ADSR Alipore on 22.10.2019 and recorded in Book No. I, Volume No. 1605-2019 Pages 208904 to 208975, Being No. 160506130 for the year 2019 the owners herein, therein the purchasers duly purchased the said entire first floor of the Premises together with undivided proportionate share of land underneath the

Premises against valuable consideration mentioned therein from the erstwhile owners said Rathindra Nath Das and Ahin Kumar Das.

- 5.1.24** Said Adhirendra Nath Das, Muktakana Das and Tapas Kumar Das during their enjoyment of the said second floor of the property got constructed a room with RCC roof having super built up area 124 square feet and also constructed pucca structure with asbestos shared adjacent to the said room having super built up area 260 sq.ft. on the third floor of the building at the said Premises.
- 5.1.25** Said Adhirendra Nath Das had undivided half share and Muktakana Das and Tapas Kumar Das jointly had remaining undivided half share in the said entire second floor of the building and accordingly they got mutated their names in the records of the Calcutta Municipal Corporation and had been enjoying the same by making all outgoing rates and taxes free from all encumbrances.
- 5.1.26** Said Adhirendra Nath Das died intestate living behind his wife Smt. Bandana Das, and his son Sri Arnab Das, who stepped into the shoes of said Adhirendra Nath Das.
- 5.1.27** Subsequently said Smt. Bandana Das, Sri Arnab Das, Smt. Muktakana Das and Tapas Kumar Das jointly mutated their names in the records of the Calcutta Municipal Corporation having Assessee No. 210960202855.
- 5.1.28** Said Muktakana Das alias Mukta Das died on 16.08.2018 leaving behind his son Tapas Kumar Das as her only legal heirs and accordingly said Smt. Bandana Das, Sri Arnab Das and Sri Tapas Kumar Das became the joint owners of the entire second floor of the property including the constructed areas at the roof of the said property.
- 5.1.29** By virtue of the Deed of Conveyance dated 06.12.2019 registered in the office of ADSR Alipore on 11.12.2019 and recorded in Book



No. I, Volume No. 1605-2019 Pages 240082 to 240152, Being No. 160507054 for the year 2019 the owners herein, therein the purchasers duly purchased the said entire second floor of the Premises together with undivided proportionate share of land underneath the Premises against valuable consideration mentioned therein from the erstwhile owners said Smt. Bandana Das, Sri Arnab Das and Sri Tapas Kumar Das.

- 5.1.30** That by virtue of the aforementioned three registered Deeds of Conveyance dated 6.12.2019, 21.10.2019 and 22.07.2021 the Owners herein have become joint owners of the entire land and building lying and situate at and being KMC Premises No. 82A, Ibrahimpur Road, KMC Ward No. 96, within Police Station Jadavpur, Kolkata 700032 and have seized and possessed of the same in khas free from all encumbrances, claims and demands.
- 5.2 Absolute owners:** In the manner stated above, the Owners herein have become the absolute owners (100%) of the aforesaid property and the Owners have marketable title thereto and the same is not affected by any defect in the title of the said property and has not entered into any agreement creating any right in the said property.
- 5.3 Background of the Developer:** The Developer is carrying on business of construction and development of real estate having infrastructure and expertise in this field.
- 5.4 Reliance on Representations:** Relying on the representations of the Owners, the Developer has offered and agreed to develop and commercially exploit the said property by constructing a new Ground Plus Four (G+4) storeyed building thereon (new building), after getting vacant possession of the same from the Owners in accordance with the building plan/plans to be sanctioned by the Kolkata Municipal Corporation.

**5.5 Appointment and Commencement:** The Owners appoints and the Developer accepts the appointment as the Developer of the said property.

**5.6 Scope of Works :**

(a) **Sanction of Plans:** The Developer shall have the building Plans of the proposed new building prepared and sanctioned with the maximum available FAR at its own cost and effort.

(b) **Construction of the New Building:** The Developer shall construct the New G+4 building at its own cost and effort and deliver the Owners' Allocation (defined below) to the Owners, deal with the Developer's Allocation (defined below) in any manner the Developer decides. The Developer shall, however, have the right to enter into agreements for transfer and booking of the Developer's allocation (define below), prior to delivering possession of the Owners' allocation.

(c) **Commercial Exploitation:** Deal with the Developer's allocation at its free will for making commercial gain for which the Owners shall have no connection whatsoever in respect of any commercial interest, liability etc.

**5.7 Commencement and Tenure:** This Agreement has come into force as from the date hereof and shall continue till completion of the entirety within the period mentioned in clause 11.3 under the scope of work mentioned above, unless terminated earlier.

**6 OWNERS' CONSIDERATION :**

**6.1 Share Allocation:** The Owners shall be entitled to 50% (fifty percent) of all covered areas/spaces including 50% (fifty percent) of the car parking spaces of the new building together with undivided,

impartible non transferable proportionate share in the land of the said property subject to adjustment of total adjustable advance ~~amount~~ made to the Owners.

- 6.2 Owners' Allocation:** It has been mutually agreed that out of Owners' Allocation in all the covered area of the new building the Developer will allot the entire First Floor (out of which the Northern side flat/unit to be used for Office purpose) and the entire Third Floor of the proposed building comprising residential flats in each floors and 50% car parking areas of the Northern portion ground floor parking space including the proposed shop room on the Northern side of the Ground floor of the building with northern side 50% roof together with undivided, impartible and singly non-transferable proportionate share of all the common areas and the land underneath the building (collectively owners' allocation described in the **Second Schedule** hereunder written). The flats under Owners' allocation shall be constructed and finished as per specifications given in the 5<sup>th</sup> Schedule below and delivered to the Owners in all respect at the cost and expenses of the Developer towards price of land share of the flats under Developer's Allocation.
- 6.3 Additional Allocation of Owners:** Subject to the delivery the possession of the aforesaid covered area of the new building to the Owners, in case the Developer gets future sanction from the KMC in that event the same shall be constructed at the cost and expenses of the Developer and the Owners shall be entitled to the allocation 50% (fifty percent) share of the said further construction.
- 6.4 Common Portions:** It is clarified that the Owners' allocation also includes undivided proportionate share in the common areas, amenities and facilities made available in the new building which are

more fully described in the fourth schedule below (collectively common portions).

- 6.5 Debris and alternative accommodation:** The owners will get the existing old building demolished by appointing competent persons before handing over possession of the vacant land to the Developer for construction of the proposed building and the owners shall get the value of such debris to which the Developer shall have no claim and at the same time during construction period the owner shall not get any alternative accommodation for them and/or any charges therefor from the Developer.
- 6.6 Non-refundable advance:** The Developer has paid to the Owners Rs.60,00,000/- (Rupees Sixty Lakh) only being non-refundable advance.
- 6.7 Security Deposit:** The Developer shall pay the Owners the sum of Rs.1,00,00,000/- (Rupees One Crore) only as Security Deposit on or before handing over vacant possession of the said premises on demolition of the existing old structure and the said Security Deposit will be refunded free of any interest at the time delivery of possession of the units/flats under the Owners' Allocation.
- 6.7 Custody of original documents:** On execution of this development agreement the Owners will hand over custody of all the original title documents in respect of the said property to the Developer for various purposes of the development work e.g. mutation of the said property, for sanction of proposed building plan, for sanction of home loan of the intending purchasers of flats/units under the Developer's allocation etc. on undertaking of the Developer that they will keep the said original documents under safe custody and the Developer shall handover the said original documents on completion of the project to the Owners and on further undertaking that the Developer

shall not create any equitable mortgage or co-lateral mortgage whatsoever in nature by depositing the said original title deeds.

## **7 DEVELOPER'S CONSIDERATION :**

7.1 **Developer's Allocation:** After setting apart the Owners' allocation, the Developer shall be entitled to the remaining 50% (fifty percent) of all covered areas of units/flats i.e. entire second floor and fourth floor of the proposed building comprising self contained demarcated residential flats in each floors and 50% car parking areas of the Southern portion ground floor parking space with southern side 50% roof together with the user right of the southern side open area (8'X15') together with undivided, impartible and singly non-transferable proportionate share of all the common areas and the land underneath the building (collectively Developer's allocation described in the **Third Schedule** hereunder written). The Developer's allocation shall be constructed and finished by the Developer at its own cost and expense, for and on behalf of itself and/or its constituents and/or nominees. The undivided impartible and singly non-transferable proportionate share in the land contained in the said property shall be conveyed by the Owners to the Developer at its cost of the transferees and/or its constituents and/or nominees in lieu of Owners' allocation to the Owners.

**8 POSSESSION:** After mutation and Sanction of the Building Plan the Owners will demolish the existing old structure of the said premises and thereafter the Owners will handover peaceful vacant khas possession of the said property to the Developer for the purpose of construction of the proposed building.

## **9 POWER AND AUTHORITIES :**



**9.1 General Power of Attorney:** The Owners shall grant to the Developer a registered General Power of Attorney for the purpose of obtaining sanction of the building plans and all other necessary permission from different authorities in connection with the construction of the new building. However, the Owners shall grant such further Power of Attorney to the Developer enabling them at its own responsibility to enter into agreement for sale and/or to receive money from the intending purchasers of the flats and other spaces under the allocated area of the Developer.

**9.2 Further Acts:** Notwithstanding grant of the aforesaid General Power of Attorney, the Owners hereby undertake that they will execute as and when necessary, all papers, documents, plans etc. for the purpose of development of the said property.

**9.3 Indemnity by Developer:** The Developer agrees to indemnify and keep the Owners saved, harmless and indemnified in respect of exercise of all or any of the powers and authorities contained in the said General Power of Attorney/s.

## **10 SANCTION AND CONSTRUCTION:**

**10.1 Sanction:** After mutation of the said property in the names of the Owners the Developer shall prepare the proposed building plans through its Architect and on approval of the Owners submit the same to the KMC for sanction. The Developer, at its own costs and expenses shall have the plans for the new building sanctioned by the KMC.

**10.2 Construction of the New Building:** The Developer shall at its own costs and without creating any financial or other liability on the Owners, construct, erect and complete the new building in accordance with the sanctioned plans as per the agreed

specifications, mentioned in the third schedule below and as may be recommended by the Architect from time to time. All cost, charges and expenses including Architect's fees shall be discharged and paid by the Developer and the Owners shall bear no responsibility in this context.

- 10.3 Construction Time:** The Developer shall construct, complete and finish the new building within a period of 20 (twenty) months from the date of obtaining sanction of building plans or handing over vacant possession of the said property, whichever is later, subject to force majeure as defined below. On circumstances beyond control of the Developer the time may be extended for six months without any financial obligation.
- 10.4 Utilities:** The Developer at its own costs install and erect in the new building lift/s, pump, water storage tank, overhead reservoir and other utilities and shall take sewerage connection and electric connection etc. in the new building.
- 10.5 Modification:** Any amendment or modification to the plans may be made or caused to be made by the Developer within the permissible limits of the KMC Building Rules; provided however no alternation or modification shall be made in the Owners' allocation without the consent of the Owners in writing.
- 10.6 No Obstruction:** The Owners shall not do any act, deed or thing whereby the Developer is obstructed or prevented from construction and completion of the new building.
- 10.7 Completion Certificate:** The Developer shall apply for completion certificate and obtain the same from KMC prior to delivery of possession of flats/units and car park to the Owners under Owners' Allocation.

**11 DEALINGS WITH UNITS IN THE NEW BUILDINGS:**

**11.1 Owners' Allocation:** The Owners shall be entitled to transfer or otherwise deal with the Owners' allocation in any manner the Owners may deem fit and appropriate. However, any transfer of any part of the Owners' allocation shall be subject to the provisions of this agreement.

**11.2 Developer's Allocation:** Subject to handing over the physical possession of the Owners' Allocation, the Developer shall be exclusively entitled to the Developer's Allocation with exclusive right to transfer or otherwise deal with the same without any right, claim or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation. It is however, understood that the dealings of the Developer with regard to the Developer's allocation shall be entirely at the risk and responsibility of the Developer and shall not in any manner fasten or create any financial liabilities and/or any other responsibilities or legal liability upon the Owners.

**11.3 Transfer of Developer's Allocation:** In consideration of the Developer constructing and handing over possession of the Owners' allocation to the Owners, the Developer shall sale and transfer (on the basis of General Power of Attorney to be given by the Owners to the Developer) flats and car parking spaces under the Developer's allocation together with undivided proportionate share in the land together with user right of all the common areas in favour of the prospective purchasers of the Developer's allocation in such part or parts be required by the Developer and shall execute such number of deeds of conveyance as may be required.

**11.4 Cost of Transfer:** The costs of preparation, execution and registration of all development agreements, agreements for sale of flats, conveyances, power of attorneys including stamp duty and registration expenses and all other expenses incidental or related thereto shall be borne and paid by the Developer and/or its Transferees. However, it is made clear that in the event of the Owners sale or transfer any unit under the Owners' allocation to any third-party all expenses shall be borne by the Owners and/or their respective transferees and for that the Developer shall have no financial obligation.

**12 MUNICIPAL TAXES AND OUTGOINGS:**

**12.1 Relating to period prior to Possession:** All rates, taxes and outgoings including electricity bills in respect of the said property relating to the period prior to the Owners delivering possession of the said property to the Developer shall be borne paid and discharged by the Owners.

**12.2 Relating to period after Possession:** As from the date of handing over possession of the Premises to the Developer, the Developer shall be liable for rates and taxes as also other outgoings of the said property till such time the possession of the Owners' allocation is given to the Owners. From the date of making over possession of the Owners' allocation to the Owners, the Owners shall become liable and responsible for rates and taxes and other outgoings with regard to the Owners' allocation and the Developer and/or its transferees shall become liable and responsible for rates and taxes and other outgoings with regard to the Developer's allocation. After the possession of Owners' allocation to the Owners, both the Developer and the Owners shall be liable to pay the outgoings including electric bills, KMC tax etc. for their respective allocation.

**13 POSSESSION AND POST COMPLETION MAINTENANCE:**

- 13.1 Notice of Completion:** As soon as the new building is completed (as certified by the Architect) Developer shall give a written notice to the Owners requiring the Owners to take possession of the Owners' allocation and the Owners shall take possession within 30 days and from the date thereafter, it will be considered as deemed possession by the Owners and all the outgoings in respect of Owners' allocation will be liability of the Owners from the date of said possession or deemed possession.
- 13.2 Possession Date and Rates:** On and from such date of taking physical possession or deemed possession (Possession Date), the Owners shall be exclusively responsible for payment of all rates, taxes and other outgoings and impositions including proportionate common maintenance charges whatsoever (collectively rates) payable in respect of the Owners' allocation only provided however when such rates are applicable to the whole of the Premises/new building, 50% of the same shall be paid by the Owners. The Developer shall be responsible for the balance 50% (fifty percent) whether directly or through its Transferees. However, the Owners will bear and pay the additional charges of commercial units extra.
- 13.3 Punctual Payment and Mutual Indemnity:** The Owners and the Developer or its transferees shall punctually and regularly pay the rates for their respective allocations to the concerned authorities and all parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by any of them as the case may be, consequence upon a default by the other or others.



- 13.4 Maintenance:** The Developer shall form a representative body of the Owners and the Developer and its Transferees which shall be in charge of management of all the affairs of the new building, but till such time the Owners shall pay the common maintenance charges to the Developer on and from the Possession date. The Owners shall become members of the Association for the Owners' Allocation. After formation of the Association, the Developer shall no longer be responsible for maintenance of the new building.
- 13.5 Maintenance Charge:** For a period of six months from the Possession Date or till such time the Association is formed, whichever is earlier, the Developer shall manage and maintain the common portions of the new building, upon the Owners and the Transferees paying and bearing, forthwith on demand, to the Developer, the costs and service charge for such management and maintenance (Maintenance Charge). It is clarified that the maintenance charge shall include premium for the insurance of the new building and all operational charges for water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipments.
- 13.6 Failure to pay Maintenance Charge:** Should the Owners or any of the Transferees fail to pay the Maintenance Charge or any amount payable in respect of the Rates, within fifteen days of demand in this behalf, the Defaulter shall be liable to pay interest on the amount outstanding @ 1% (one percent) per month from the due date of payment till the payment is made and in addition, during the period of default, none of the common services shall be available to the defaulter.

#### 14 COMMON RESTRICTIONS:

- 14.1 **Applicable to Both:** The Owners' Allocation and the Developer's Allocation in the new building shall be subject to the same restrictions as are applicable to ownership buildings, intended for common benefit of all occupiers of the new building. Such restrictions shall be duly incorporated in the transfer deeds of the Owners' allocation to third parties and the Developer's allocation to third parties (all such third parties collectively Transferees), which shall include the following clauses.
- 14.2 **No Illegal Activity:** No Transferee/Occupant of the flats/ spaces in the new building (units) shall use or permit to be used their units or any portion thereof for any obnoxious, illegal and immoral trade or activity or for any purpose which may cause any nuisance or hazard to the other occupiers of the new building.
- 14.3 **No Demolition:** No transferee/occupant of the new building shall demolish or permit demolition of any wall or other structure in their respective units or any portions, major or minor, without the written consent of the Association. However, internal modification within the unit without creating any effect on the structure of the new building or the common portions can be made by the respective Transferee/Occupant subject to the compliance of all existing rules including the building rules of the concerned authority. No Transferee/Occupant of the new building shall alter the other elevation of any unit or the common portions without written permission of the Association, first had and obtained.
- 14.4 **No transfer without Compliance:** Neither the Owners nor the Transferees shall transfer or permit transfer of their respective units or any portions thereof unless all terms and conditions to be observed and/or performed have been observed and performed and

the proposed transferee gives a written undertaking to the Association to the effect that such transferee shall remain bound by the terms and conditions of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the concerned unit.

- 14.5 **Compliance with Rules:** The Owners and the Transferees/ Occupants shall abide by all laws, bye laws, rules and regulations of the Government and local bodies and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye laws rules and regulations.
- 14.6 **Interior Maintenance:** The Owners and the Transferees/ Occupants shall keep the interior walls, sewers drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective units in good working condition and repair and in particular so as not to cause any damage to the new building or any other space or accommodation therein and shall keep the other occupiers of the new building indemnified from and against the consequences of any breach.
- 14.7 **Validity of Insurance:** Neither the Owners nor the Transferee/Occupants shall do or cause or permit to be done any act or thing which may render void and/or voidable any insurance of the new building or any part thereof and shall keep the other Transferee/Occupant of the new building harmless and indemnified from and against the consequences of any breach.
- 14.8 **No Obstruction of common Portions:** Neither the Owners nor the Transferee/ Occupant shall leave or keep any goods or other items for display or otherwise in the corridors or at other places of common use and enjoyment in the new building and no hindrance shall be

caused in any manner in the free movement and use of the corridors and other places for common use and enjoyment in the new building.

- 14.9 **Cleanliness:** Neither the Owners nor the Transferees shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the new building or in the compound, corridors or any other portion or portions of the new building.
- 14.10 **Rights of Entry:** For the purpose of enforcing the common restrictions and ancillary purpose and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition any common portions and/or for any purpose of similar nature, the Owners and the Developer shall permit each other, with or without workmen, at all reasonable times, to enter into and upon the Owners' allocation and the Developer's Allocation and every part thereof.
- 15 OWNERS' OBLIGATION:**
- 15.1 **No Obstruction in Dealing with Developer's Allocation:** The Owners covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling and/or disposing of any part or portion of the Developer's Allocation.
- 15.2 **No Obstruction in Construction:** The Owners hereby covenant not to cause any interference or hindrance in the construction of the New Building.
- 15.3 **No Dealing with Premises:** The Owners hereby covenant not to let out, grant lease, mortgage and/or charge the Premises or any portions thereof without the consent in writing of the Developer, save the Owners' Allocation.

**15.4 Making out Marketable Title:** The Owners hereby covenant to make out a marketable title to the Premises to the satisfaction of the Developer, by answering requisitions and supplying papers. In the event of finding the said property being encumbered in any manner which the Owners fail to rectify/clear or the competent authority refused to grant permission of conversion of land the Developer shall have the right to rescind this agreement getting refund of advance free of interest from the Owners.

**16 DEVELOPER'S OBLIGATION:**

- 16.1 Time of Completion:** The Developer hereby agrees and covenants with the Owners to complete the construction of the New Building within the period as mentioned in clause 10.3 above subject to force majeure as defined in Clause 21.1 below.
- 16.2 Compensation:** Should the Developer fails/neglects to complete the construction within the stipulated period as mentioned above for any other reason, it shall be liable to pay damages/compensation to the Owners @ Rs.30,000/- per month. Likewise the Owners will refund the Security Deposit of Rs.1.00 Crore only within 30 days of possession notice and take possession of the Owners' allocation, on the contrary the Owners shall be liable to pay damages/compensation to the Developer @ Rs.30,000/- per month.
- 16.3 No Assignment:** The Developer shall not transfer and/or assign the benefits of this Agreement or any portion thereof, without the consent in writing of the Owners.
- 16.4 Statutory Obligation:** All persons employed by the Developer for compliance of its obligations hereunder will be deemed to be employees of the Developer who shall be solely responsible for their



emoluments and other statutory obligations and the Developer hereby agrees to keep the Owners indemnified in this regard.

- 16.5 **No Violation of Law:** The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions of the rules applicable to construction of the New Building.
- 16.6 **No Obstruction in Dealing with Owners' Allocation:** The Developer covenants not to do any act, deed or thing whereby the Owners may be prevented from selling and/or disposing of any part of portion of the Owners' allocation.
- 16.7 **Parting with Possession after Delivery of possession of the Owners' Allocation:** The Developer hereby agrees and covenants with the Owners not to part with possession of the Developer's Allocation or any part or portion thereof until possession of the Owners' allocation provided. However, this will not prevent the Developer from entering into any agreement for sale or transfer or to deal with the Developer's Allocation.
- 16.8 **Developer's Liability regarding Conveyance and Mutation:** In case the Transferees of the Units of the Developer's Allocation fail to have registered Deed of Conveyance in their name or have mutated their name in the records of Municipality, in that case the Owners will have no liability for those units in respect of any kind tax/s payable to Municipality and other authorities.
- 17 OWNERS'S INDEMNITY:**
- 17.1 **Title:** Subject to whatever is mentioned in this Agreement, the Owners shall always be responsible for giving good and marketable title to the Developer and the Transferees and the Owners hereby indemnifies and agrees to keep indemnified the Developer and the Transferees in this regard.

Developer may need authority of the Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein. The Owners hereby undertakes to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for such purpose and the Owners also undertakes to sign and execute all additional applications and other documents, at the costs and expenses of the Developer. Provided that all such acts, deeds, matters and things do not in any way infringe, on the rights of the Owners and/or go against the spirit of this Agreement.

- 19.3 **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 19.4 **Taxation:** The Owners shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Owners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. Similarly, the Developer shall not be liable for any income tax, wealth tax or any other taxes in respect of the Owners' Allocation and the Owners shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 19.5 **Name of New Building:** The name of the building shall be such as may be decided by the Developer and the same shall not be changed on any later date by any of the parties or their assigns.
- 19.6 **No demise or Assignment:** Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the

Premises or any part thereof to the Developer by the Owners or as ~~creating any right, title or interest~~ therein in favour of the Developer except to develop the Premises in terms of this agreement provided however the Developer shall be entitled to borrow money from any bank or banks without creating any financial liability on the Owners or effecting the estate and interest in the Premises and it is being expressly agreed and understood that in no event either the Owners or the Owners' Allocation or any of their estate shall be responsible and/or made liable for payment of any dues to such Bank or Banks and for that purpose the Developer shall keep the Owners indemnified against all actions, suits, proceedings, costs, charges and expenses.

- 19.7 **Fees and Duties:** All duties and fees payable at whatever stage pertaining to this Agreement shall be paid by the Developer.
- 20 **DEFAULTS:** Subject to Force Majeure reasons in the event the Developer fails and/or neglects construction complete and finish the New Building within the stipulated period as mentioned above, the Owners shall be entitled to enforce Clause 17.2 of this Agreement or at their discretion take any other alternative steps provided in the Agreement.
- 21 **FORCE MAJEURE:**
- 21.1 **Meaning of:** Force majeure shall mean an event or effect that cannot be reasonably anticipated or controlled (Force Majeure).
- 21.2 **No Liability:** The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of such obligation is prevented by the existence of Force Majeure and the performance of such obligation shall be suspended during the duration of Force Majeure.

- 22 COUNTERPARTS:** This Agreement is being executed simultaneously in counterparts, each of which shall be deemed to be an original and both of which shall constitute an instrument and agreement between the parties.
- 23 AMENDMENT MODIFICATIONS:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the parties and expressly referring to the relevant provision of this Agreement.
- 24. GOVERNING LAWS:** The Parties shall abide by the laws of India and all applicable local laws with respect to the subject matter of this agreement, to ensure that there is no contravention. If there is any contravention, either party may, by written notice, call upon the other to ensure compliance with requirements as per applicable laws. Any penalties levied by the Government, State or Central, Municipal Body, etc. as a result of non compliance by either party, will be borne by the defaulting party.
- 25. MODE OF SERVICE OF NOTICE:** Any notice, consent, approval, demand, waiver or communication required or permitted hereunder shall be in writing and shall be deemed given/effective if delivered to the person personally, at the time of delivery or if sent by registered mail, with postage and registration fees thereon prepaid, on the 5<sup>th</sup> business day following delivery of such notice to the postal service or by express courier, on the 3<sup>rd</sup> business day following delivery of such notice to express courier, addressed as follows, unless any change in address is communicated in writing by the either party to the other.
- 26. JURISDICTION:** In connection with any legal proceedings in respect of this Agreement or the property, the District Judge, Alipore or its Sub Ordinate Court including the Commercial Court, Alipore shall

have jurisdiction to receive, entertain, try and determine all suits and proceedings.

**27. RULES OF INTERPRETATION:**

**27.1 Headings:** Headings have been inserted to various places merely for convenience of reference and are not intended to impact the interpretation or meaning of any clause.

**27.2 Definitions:** In this Agreement, the words put in brackets and in bold prints define the word, phrase or expression immediately proceeding.

**THE FIRST SCHEDULE  
(The Premises)**

All that piece and parcel of homestead land measuring more or less 6 (Six) Cottahs 1 (One) Chittack 1 (One) Square Feet comprised in part of Dag Nos. 248/461 and 248/462 under Khatian Nos.99 and 144, of Mouza Ibrahimpur, J.L. No.36, R.S. No.10, within Police Station Jadavpur, Pargana Khaspur, Touzi No.230, within the jurisdiction of A.D.S.R., Alipore, South 24 Parganas together with old dilapidated three storeyed building standing thereon lying and situate at and being KMC Premises No. 82A, Ibrahimpur Road, P.S. Jadavpur, KMC Ward No.96, Kolkata 700032, butted and bounded as follows:

- On the North: 15 feet wide KMC Road;
- On the East: 82B, Ibrahimpur Road;
- On the South: 82C, Ibrahimpur Road
- On the West: 78B, Ibrahimpur Road.

**THE SECOND SCHEDULE  
(Owners' allocation)**



ALL THAT the entire First Floor (out of which the Northern side flat/unit to be used for Office purpose) and the entire Third Floor of the proposed building comprising residential flats in each floors and 50% car parking areas of the Northern portion ground floor parking space including the proposed shop room on the Northern side of the Ground floor of the building with northern side 50% roof together with right to use all common service areas, amenities and facilities of the proposed building together with undivided proportionate share of land underneath the premises lying and situate at and being KMC Premises No. 82A, Ibrahimpur Road, P.S. Jadavpur, KMC Ward No.96, Kolkata 700032.

**THE THIRD SCHEDULE**  
**(Developer's allocation)**

ALL THAT self contained demarcated the entire second floor and fourth floor of the proposed building comprising self contained demarcated residential flats in each floors and 50% car parking areas of the Southern portion ground floor parking space together with the user right of the southern side open area (8'X15') with southern side 50% roof together with right to use all common service areas, amenities and facilities of the proposed building together with undivided proportionate share of land underneath the premises lying and situate at and being KMC Premises No. 82A, Ibrahimpur Road, P.S. Jadavpur, KMC Ward No.96, Kolkata 700032.

**THE FOURTH SCHEDULE**  
**(Common portions)**

1. Areas:
  - a. Entrance and exists to the Premises and the New Building.
  - b. Boundary walls and main gate of the Premises.
  - c. Staircase, stair head room and lobbies on all the floor of the Building.
  - d. Vertical Shaft.

- e. Entrance lobby, electric/utility room, water pump room.
  - F. Common installations on the roof.
  - g. Common lavatory.
  - h. Side space, passage of the said property/building
  - i. Lift, lift well and overhead lift room with all installations.
  - j. Generator Room, Electric Meter Room, Caretaker's Room and all other areas and spaces provided for common utilities
2. Water, Plumbing and Drainage:
- a. Drainage and sewage lines and other installation for the same (except only those as are installed within the exclusive area of any unit and/or exclusively for its use).
  - b. Water supply system.
  - c. Water pump and motor, underground and overhead water reservoir together with all common plumbing installations for carriage of water (save only those as are within the exclusive area of any unit/or exclusively for its use).
3. Electric Installation:
- a. Electrical wiring and other fittings excluding only those as are installed within the exclusively any unit and/or exclusively for its use).
  - b. Lighting of the common portions.
  - c. Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.
4. Others: Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the Premises and the new building as are necessary for passage to and/or user of the units in common by the Co-Owners.

**THE FIFTH SCHEDULE**  
**(SPECIFICATION OF WORK)**

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

<b>Structure</b>	R.C.C framed Structure having ISI make
<b>Walls</b>	Conventional
<b>Wall Finish</b>	Interior: Putty finish and one coat primer Exterior: Good quality water proof paint
<b>Flooring</b>	
Bed room	Vitrified tiles
Living/Dining	Vitrified tiles
Kitchen	Counter marble top, kitchen Dado-ceramic tiles (2 ft above counter)
Toilet	Ceramic tiles and Dado upto 5'
Ground fir lobby	Vitrified tiles/fancy tiles of good quality
Stairs	Marble/ Vitrified tiles of good quality
<b>Door-Window</b>	
Door frame	Sal wood duly seasoned & treated with good quality shutters
Window	Aluminium fibre casting white shutter with M S Grill and smoked glass panel
<b>Electrical</b>	Adequate Nos. of light, fan, T.V. and plug points in bed rooms, living/dining room, geyser points in toilet together with A/C line in master bedroom
<b>Switches</b>	Electric switches of standard make, concealed copper wiring of FR grade of ISI made
<b>Sanitary Plumbing:</b>	CP fittings and Ceramic fittings of reputed companies in Kitchen & Toilets (Parryware/Hindware/jaguar).

**Elevator/lift:** High speed Elevator of reputed make having minimum 4/5 passenger capacity.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day month and year first above written.

Signed and delivered by  
in presence of :-

1, Amal Bormann  
Garia Pabgan.  
K/84.

2, Parupate Mondal.  
Gharicara Sonapur  
K/1-150.

*[Handwritten signature]*

Sujit - K/1-150.

Susapan to Land  
Swamara K. Paul.

Supriya Paul.

Tarang Paul  
OWNERS  
J D S CONSTRUCTION  
*[Signature]*

Partner

J D S CONSTRUCTION  
Dilip Kumar Paul.

Partner

J D S CONSTRUCTION

Susapan to Land  
DEVELOPER <sup>Partner</sup>

**MEMO OF CONSIDERATION**

Received from the Developer the total sum of Rs. 60,00,000/- (Rupees Sixty Lakh) only towards non-refundable cash consideration in the following manner:

Date	Cheque No.	Bank UCO. JALDIPUR -	Amount
21-05-2021	000567, 000568 000569, 000570	UCO. JALDIPUR.	Rs 7,50,000/- X 4 = 30,00,000/-
25-05-2021	000184, 000185 000186, 000187	"	Rs 3,75,000/- X 4 = 15,00,000/-
25-05-2021	140178, 140179 140180, 140181	AXIS BANK JALDIPUR.	Rs 3,75,000/- X 4 = 15,00,000/-
/	/	/	/
/	/	/	/
/	/	/	/
/	/	/	/
			Total Rs. 60,00,000/-

Witnesses:

1. *Arav Ghosh*  
Baria dabassam.
2. Parapato mandal.

*Swapan K. Paul.*  
*Supriya Paul.*

*Swarnak. Paul.*

*Porenay Paul*












OWNERS

Prepared in my Office

*Satyabrata Chakraborty*  
Satyabrata Chakraborty,  
Advocate,  
319A, Baghajatin 'G' Block,  
Kolkata - 700 086  
WB/936/1989













UNDER RULE 44A OF THE INDIAN REGISTRATION ACT, 1908

PHOTO		THUMB	FIRST	MIDDLE	RING	SMALL
	LEFT HAND					
	RIGHT HAND					

SIGNATURE-

*Suman K Paul*



LEFT HAND					
RIGHT HAND					

SIGNATURE-

*Supriya Paul*



LEFT HAND					
RIGHT HAND					

SIGNATURE-

*Suman K Paul*














LEFT HAND					
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NAME-












SIGNATURE- *Ranaj Paul*

UNDER RULE 44A OF THE INDIAN REGISTRATION ACT, 1908

PHOTO		THUMB	FIRST	MIDDLE	RING	SMALL
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SIGNATURE-

*[Handwritten signature]*

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NAME. *Silip Kumar Paul*

SIGNATURE-

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	RIGHT HAND					

*Sigil - Name Chhoy.*

SIGNATURE-

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	RIGHT HAND					

SIGNATURE-

*[Handwritten signature]*



*panipat madni.*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AARFJ3632L



पंजीकृत  
JES CONSTRUCTION

दिनांक  
Date of Issue  
25/06/2021

05582021

*Jayant K. Patil*  
*Deep Kumar Patil*

*Swarna K. Patil*  
*Swarna K. Patil*

REDMI NOTE 8  
AI QUAD CAMERA

*Swarna K. Patil*



भारत सरकार  
Government of India



পরিচয় পত্র  
Paripati Mondal

স্বাক্ষর / ডিআই আইডি নম্বর  
স্বাক্ষর / State

9906 6184 2879



জাধার - সাধারণ মানুশের অধিকার



জাতীয় একত্রীকরণ  
Unique Identification Authority of India

ঠিকানা: জি. সাদু চন্দ্র মন্ডল  
১৫৫/১৬৩, বামপাড়া গোস্বামীপুর (এক)  
কলকাতা, মঙ্গল-৩৫ পশ্চিম  
৭০০১৫০

Address: S/O: Sadhu Chandra  
Mondal, GHASBARA, Rajpur  
Sonarpur (W), South 24  
Parganas, Sonarpur, West  
Bengal, 700150

9906 6184 2879



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help@uaid.gov.in



www.uaid.gov.in

Paripati Mondal

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card



AFUPP7314M

नाम Name  
SWAPAN KUMAR PAUL

पिता का नाम/Father's Name  
NAKHAM CHANDRA PAUL

प्राप्त की तारीख/ Date of Birth  
30/11/1963

*Swapan K Paul*  
अधिकारी की हस्ताक्षर  
Officer's Signature



00000017

*Swapan K Paul*  
*Swapan K Paul*

अधिकारियों को सूचित / Inform authorities if found / सूचित करें  
आयकर सेवा केंद्र, एनएसयू  
5 वीं मंजिल, मॉडल कोलोनी, प्लॉट नं. 344, सर्वे नं. 597/1,  
मोडल कोलोनी, दीप बंगला चौक, कोलकाता  
दूर - 411 016

If this card is lost / someone's lost card is found,  
please inform / return to :-  
Income Tax PAN Services Unit, NSDL,  
5th Floor, Model Seeting,  
Plot No. 344, Survey No. 597/1,  
Model Colony, Near Deep Banglow Chowk,  
Kolkata - 411 016

Tel: 91-20-2721 8028, Fax: 91-20-2721 0081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)





**ভারতীয় বিসিষ্ট পরিচয় প্রাধিকারন**  
**ভারত সরকার**  
**Unique Identification Authority of India**  
**Government of India**

ভূমিকাত্বতির আই ডি / Enrollment No.: 104020720/15620

To  
 স্বপন কুমার পাল  
 Swapan Kumar Paul  
 87/E, IBRAHIMPUR ROAD  
 JADAVPUR  
 Jadavpur University  
 Jadavpur University  
 Circus Avenue Kolkata  
 West Bengal 700032



70270372  
 MIN792703727FT



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**9465 1768 6675**

**আধার - সাধারণ মানুষের অধিকার**



স্বপন কুমার পাল  
 Swapan Kumar Paul  
 পিতা : মাকান গুন্ডরা পাল  
 Father : MAKHAN GUNDRAPAL  
 অফিসিয়াল / OCR : 30111683  
 পুলা / Mids



**9465 1768 6675**

**আধার - সাধারণ মানুষের অধিকার**



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

**INFORMATION**

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার মারা গেলে মাল্য।
- আধার চব্বিভাঙে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিসিষ্ট পরিচয় প্রাধিকারন  
 Unique Identification Authority of India

ঠিকানা:  
 ৪৭/এ, জাদবপুর রোড,  
 জাদবপুর, মাদবপুর বিশ্ববিদ্যালয়,  
 জাদবপুর বিশ্ববিদ্যালয়, কোলকাতা,  
 পশ্চিম বঙ্গ, ৭০০০৩২

**9465 1768 6675**



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

ভালিকত্বের আই ডি / Enrollment No.: 1040/20729/15818

To  
 সুপ্রিয়া পাল  
 Supriya Paul  
 07/E 18/PAJ (MPUR ROAD)  
 JADAVPUR  
 Jadavpur University  
 Jadavpur University  
 Circus Avenue Kolkata  
 West Bengal 700032

67/A 1010  
  
 MN577419104FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**2642 7015 1793**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



সুপ্রিয়া পাল  
 Supriya Paul  
 পিতা : মানিক চন্দ্র পাল  
 Father : MANICK CHANDRA PAUL  
 জন্মতারিখ / DOB : 08/10/1989  
 লিঙ্গ / Female



**2642 7015 1793**

আধার - সাধারণ মানুষের অধিকার

*Supriya Paul*

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 SUPRIYA PAUL  
 MANICK CHANDRA PALI  
 03/10/1960  
 Permanent Account Number  
 CN2PP4632H  
 Signature



भारत सरकार  
GOVT. OF INDIA




*Supriya Paul*

In case this card is lost / found, kindly inform / return to :  
 Income Tax PAN Services Unit, UTTISEL  
 Plot No. 3, Sector 11, CBD Belapur,  
 Noida / Mumbai - 400 614.

इस कार्ड के खोने/पाने या कृपया सूचित करें/लौटाने :  
 आयकर सेवा सेवा यूनिट, UTTISEL  
 प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,  
 नयी दिल्ली/मुंबई - 400 614.

**आयकर विभाग**      भारत सरकार  
**TAX DEPARTMENT**      **GOVT. OF INDIA**

**SWARNA KUMAR PAUL**  
**SWAPAN KUMAR PAUL**

14/01/1985  
 Permanent Account Number  
**AKMPP0984A**



Signature

*Swarna K. Paul,*

*To give this card to you / person, kindly inform / contact us :*

Jaxxon Tax PAN Services Ltd, (PVT) Ltd.  
 Plot No. 3, Sector 11, CBD Helipad,  
 Near Mumbai - 400 611

यह कार्ड को देने पर कृपया सूचित करें/संयोग :  
 जख्खन टैक्स पैन सर्विसेज लिमिटेड, (प्राइवेट) लिमिटेड  
 प्लॉट नं. 3, सेक्टर 11, सीडीडी हेलिपैड,  
 नजदीक मुंबई-400 611



ভারতীয় বিদ্যুৎ পরিচয় প্রাধিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No.: 1040/20729/15819

To  
 স্বপন কুমার পাল  
 Swapan Kumar Paul  
 87/E IBRAHMPUR ROAD  
 JADAVPUR  
 Jadavpur University  
 Jadavpur University  
 Circus Avenue Kolkata  
 West Bengal 700032

87741924



MN677419245FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8215 0879 1125**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India  
 স্বপন কুমার পাল  
 Swapan Kumar Paul  
 পিতা : স্বপন কুমার পাল  
 Father : SWAPAN KUMAR PAUL  
 জন্ম তারিখ / DOB : 14/01/1985  
 পুরুষ / Male



**8215 0879 1125**

আধার - সাধারণ মানুষের অধিকার

*Swapan K Paul.*

**आयकर विभाग**      **भारत सरकार**  
**INCOME TAX DEPARTMENT**      **GOVT OF INDIA**

आयकर विभाग का कार्ड  
 Permanent Account Number Card  
**GNZPH4680E**

आयकर विभाग  
 Income Tax Department

आयकर विभाग का कार्ड  
 Permanent Account Number Card

आयकर विभाग  
 Income Tax Department

आयकर विभाग का कार्ड  
 Permanent Account Number Card

आयकर विभाग का कार्ड  
 Permanent Account Number Card

इस कार्ड के पीछे/पार्श्व पर आयकर विभाग का कार्ड/पार्श्व  
 आयकर विभाग का कार्ड, आयकर विभाग  
 आयकर विभाग का कार्ड, आयकर विभाग  
 आयकर विभाग का कार्ड, आयकर विभाग का कार्ड  
 आयकर विभाग का कार्ड, आयकर विभाग का कार्ड  
 आयकर विभाग का कार्ड, आयकर विभाग का कार्ड

आयकर विभाग का कार्ड, आयकर विभाग का कार्ड  
 आयकर विभाग का कार्ड, आयकर विभाग का कार्ड  
 आयकर विभाग का कार्ड, आयकर विभाग का कार्ड  
 आयकर विभाग का कार्ड, आयकर विभाग का कार्ड  
 आयकर विभाग का कार्ड, आयकर विभाग का कार्ड

आयकर विभाग का कार्ड, आयकर विभाग का कार्ड  
 आयकर विभाग का कार्ड, आयकर विभाग का कार्ड  
 आयकर विभाग का कार्ड, आयकर विभाग का कार्ड  
 आयकर विभाग का कार्ड, आयकर विभाग का कार्ड  
 आयकर विभाग का कार्ड, आयकर विभाग का कार्ड

आयकर विभाग का कार्ड, आयकर विभाग का कार्ड  
 आयकर विभाग का कार्ड, आयकर विभाग का कार्ड  
 आयकर विभाग का कार्ड, आयकर विभाग का कार्ड  
 आयकर विभाग का कार्ड, आयकर विभाग का कार्ड  
 आयकर विभाग का कार्ड, आयकर विभाग का कार्ड

*Priyanshu Paul*





भारत सरकार  
GOVERNMENT OF INDIA



Pranay Paul  
DOB: 14/09/1995  
MALE  
Mobile No: 9123675898



3147 8319 5257

UID - 1422 2065 8697 95

NERA AADHAAR, MERI PEHCHAN



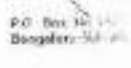
भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :  
C/O Swapan Kumar Paul, 87/E,  
IBRAHIMPUR ROAD, Jadavpur  
University, Kolkata,  
West Bengal - 700032



3147 8319 5257

UID - 1422 2065 8697 95



*Pranay Paul*

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ACRPC8857E



नाम / NAME  
JAGANNATH CHANDA

पिता का नाम / FATHER'S NAME  
NARENDRA NATH CHANDA

जन्म तिथि / DATE OF BIRTH  
01-01-1956

हस्ताक्षर / SIGNATURE

*B. Has*

संख्या संख्या, 4-6-22

COMMISSIONER OF INCOME-TAX, W.B. - XI

*Jagannath Chanda*



भारत सरकार  
GOVERNMENT OF INDIA



Jagannath Chanda  
DOB: 01/01/1956  
MALE  
Mobile No: 9433052412



8674 3000 5570  
VID - 9114 7589 4001 3000

मेरा आधाAR, मेरी पहचान

Jagannath Chanda



भारतीय विश्वविद्यालय पहचान प्राधिकरण  
INDIAN EDUCATION AUTHORITY OF INDIA

Download Date: 18/03/2024

Address :  
C/O Narendra Nath Chanda, 1 / B /  
A, Chittaranjan Colony, West  
Bengal, Jadavpur University,  
Kolkata,  
West Bengal: 700032



Date: 18/03/2024

8674 3000 5570

VID - 9114 7589 4001 3000



INDIAN EDUCATION AUTHORITY OF INDIA



INDIAN EDUCATION AUTHORITY OF INDIA



INDIAN EDUCATION AUTHORITY OF INDIA



INDIAN EDUCATION AUTHORITY OF INDIA

जायकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्वाधीन लेखा संख्या कार्ड  
Personal Account Number Card

AEWPP6227L

नाम/Name  
DILIP KUMAR PAUL

पिता/श्री नाम/ Father's Name  
SURENDRA CHANDRA PAUL

जन्म की तारीख/ Date of Birth  
04/08/1955

हस्ताक्षर/Signature



Dilip Kumar Paul.



ভারতীয় বিশিষ্ট পরিচয় প্রকল্প

ভারত সরকার

Unique Identification Authority of India  
Government of India

সনিকার্ডের আই ডি/Enrollment No.: 2940/19616/0041

১৯  
DIP KUMAR PAUL  
419 S.V ROAD  
WEST RAJAPUR Jadavpur University ৩০  
Jadavpur University Kolkata  
West Bengal 700032

MN158549743DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**6616 4177 3289**

আধার - সাধারণ মানুষের অধিকার



সংসদ সরকার  
GOVERNMENT OF INDIA



দ্বিপ কুমার পাল  
Dip Kumar Paul  
পিতা : সুরেন্দ্র চন্দ্র পাল  
Father : SURENDRA Chandra Paul  
জন্ম তারিখ / Year of Birth : ১৯৫৫  
পুরুষ / Male



**6616 4177 3289**

আধার - সাধারণ মানুষের অধিকার

*Dilip Kumar Paul .*

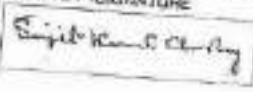
*Dilip Kumar Paul .*

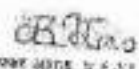
PERMANENT ACCOUNT NUMBER  
**ACKPC3797L**

NAME  
**SUJIT KUMAR CHOWDHURY**

FATHER'S NAME  
**UMESH CHANDRA CHOWDHURY**

DATE OF BIRTH  
**02-01-1950**

SIGNATURE  


  
 COMMISSIONER OF INCOME-TAX, W.B.-20

इस कार्ड के लो / फिल जाने पर कृपया जारी करने  
 वाले अधिकारी को सूचित / वापस कर दें  
 संयुक्त आवाक अडपुल (पेडलि एवं संचनीकी),  
 पी. 7,  
 सौरंगी सक्कर,  
 कलकत्ता - 700 009.

In case this card is found, kindly inform return to  
 the issuing authority :  
 Joint Commissioner of Income-tax (System & Technical),  
 P-7,  
 Chowringhee Square,  
 Calcutta- 700 009.







ভারত সরকার  
Government of India

Sgt Kumar Chowdhury  
Sgt Kumar Chowdhury  
অফিস / DCB : (2/01/1650)  
পুং / Male



8184 3821 7686

আমার আধার, আমার পরিচয়



ভারতীয় একমুঠক পরিচয় প্রাধিকারন  
Unique Identification Authority of India

ঠিকানা:  
S/O Late Umesh Chandra  
Chowdhury, 24/3, , Raja S.  
C. Mallick Road, Jadavpur,  
Kolkata, West Bengal,  
700032

Address:  
S/O Late Umesh Chandra  
Chowdhury, 24/3, , Raja S. C.  
Mallick Road, Jadavpur, Kolkata,  
Jadavpur University, West Bengal,  
700032

8184 3821 7686



1217



raj@ustg.gov.in



www.ustg.gov.in

Sejil - Kumar Chowdhury



भारत सरकार  
भारतीय पहचान प्रमाणिकरण प्राधिकरण

ভারত সরকার

Government of India

ভারত সরকার  
Enrollment No.: 121330023102469

To  
For ISREI  
Bareilly Chowdhury  
24/3 RAJA S.C. MALLICK ROAD  
JADAVPUR  
Jadavpur University  
Jadavpur University  
Cross Avenue Kolkata  
West Bengal 700032  
98022916  
9801092938  
IDB840220594FCM

আমার মধ্যম / Your Aadhaar No. :

8273 8868 9279

আমার আধার, আমার পরিচয়



*Signature*



তথ্য

- আমার পরিচয়ের প্রমাণ, শারঙ্গিকের প্রাপ্ত নয়।
- পলিগের প্রমাণ অনলাইন আপডেইন করা গাও
- করণ।

INFORMATION

- Aadhaar is proof of Identity, not of citizenship.
- To establish identity, authenticate online.

• আমার সারা দেশে মান্য।  
 • আমার জীবনতে সরকারী ও বেসরকারী পরিষেবা  
 গ্রহণের সুযোগ হবে।  
 • Aadhaar is valid throughout the country.  
 • Aadhaar will be helpful in availing Government  
 and Non-Government services in future.



ভারত সরকার  
Government of India

সমার চৌধুরী  
পিতা : সীতা দেবী  
Father : Sitai Chandra Chowdhury  
Swerhok, POB : 110018028  
মহালা / Male



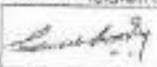
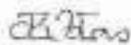


8273 8868 9279

আমার আধার, আমার পরিচয়

ভারতীয় पहचान प्रमाणिकरण प्राधिकरण  
 Unique Identification Authority of India  
 ঠিকানা:  
 24/3, রাজা এম সি, মল্লিক  
 রোড, জাদবপুর, কলকাতা  
 বিহারীচরণ, জাদবপুর  
 জাদবপুর বিশ্ববিদ্যালয়, কোচুলি,  
 কলকাতা, কেরালার, পশ্চিম  
 মেড, 700032

8273 8868 9279

	कार्ड क्रमांक / PERMANENT ACCOUNT NUMBER <b>ABWPC3590N</b>	
	नाम / NAME <b>SAMAR CHOWDHURY</b>	
	पिता का नाम / FATHER'S NAME <b>UMESH CHANDRA CHOWDHURY</b>	
	जन्म तिथि / DATE OF BIRTH <b>10-03-1952</b>	
हस्ताक्षर / SIGNATURE 	 आयकर अधिकारी, ए. ए. - II COMMISSIONER OF INCOME-TAX, W.B. - II	

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें  
 महात्म्य रामचंद्र कामुज,  
 फी-7,  
 चौरिंगहे स्क्वायर,  
 कलकत्ता - 700 086.

In case this card is lost/ found, kindly inform/ return to the issuing authority :  
 Assistant Commissioner of Income-tax,  
 F-7,  
 Chouringhee Square,  
 Calcutta- 700 086.



### Major Information of the Deed

Deed No :	I-1603-01061/2022	Date of Registration	27/01/2022
Query No / Year	1603-2002397868/2021	Office where deed is registered	
Query Date	21/11/2021 8:16:04 AM	1603-2002397868/2021	
Applicant Name, Address & Other Details	P Mondal Aj Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7688063828, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 60,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,80,10,261/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,401/- (Article:48(g))	Rs. 60,039/- (Article: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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ibrahimpur Road, , Premises No: 82A, , Ward No: 096 Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 1 Chatak 1 Sq Ft		1,26,33,017/-	Property is on Road
Grand Total :				10.0054Dec	0/-	126,33,017/-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5409 Sq Ft.	0/-	33,77,244/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1625 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1892 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1892 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		5409 sq ft	0/-	33,77,244 /-	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Swapan Kumar Paul</b>            Son of Late Makhn Chandra Paul 87E, Ibrahimpur Rd, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx4M, Aadhaar No: 84xxxxxxxx0075, Status :Individual, Executed by: Self, Date of Execution: 24/01/2022            , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/01/2022            , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Pvt. Residence</p>
2	<p><b>Mrs Supriya Paul</b>            Wife of Mr Swapan Kumar Paul 87E, Ibrahimpur Rd, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CNxxxxxx2H, Aadhaar No: 26xxxxxxxx1793, Status :Individual, Executed by: Self, Date of Execution: 24/01/2022            , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/01/2022            , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Pvt. Residence</p>
3	<p><b>Mr Swamava Kumar Paul</b>            Son of Mr Swapan Kumar Paul 87E, Ibrahimpur Rd, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx4A, Aadhaar No: 82xxxxxxxx1125, Status :Individual, Executed by: Self, Date of Execution: 24/01/2022            , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/01/2022            , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Pvt. Residence</p>
4	<p><b>Mr Pranay Paul</b>            Son of Mr Swapan Kumar Paul 87E, Ibrahimpur Rd, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CNxxxxxx0F, Aadhaar No: 31xxxxxxxx5257, Status :Individual, Executed by: Self, Date of Execution: 24/01/2022            , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/01/2022            , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Pvt. Residence</p>

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>M S JDS Construction</b>            82A, Ibrahimpur Rd, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: AAxxxxxx2L, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Jagannath Chanda (Presentant )</b>            Son of Late Narendra Nath Chanda 1/8/A, Chittaranjan Colony, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7E, Aadhaar No: 86xxxxxxxx5570 Status : Representative, Representative of : M S JDS Construction (as partner)</p>



2	<b>Mr Dilip Kumar Paul</b> Son of Late Surendra Chandra Paul 419, Swami Vivekananda Rd, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7L, Aadhaar No: 66xxxxxxxx3289 Status : Representative, Representative of : M S JDS Construction (as partner)
3	<b>Mr Swapan Kumar Paul</b> Son of Late Makhan Chandra Paul 87E, Ibrahimpur Rd, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx4M, Aadhaar No: 94xxxxxxxx6675 Status : Representative, Representative of : M S JDS Construction (as partner)
4	<b>Mr Sujit Kumar Chowdhury</b> Son of Late Umesh Chandra Chowdhury 24/3, Raja S C Mullik Rd, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7L, Aadhaar No: 81xxxxxxxx7686 Status : Representative, Representative of : M S JDS Construction (as partner)
5	<b>Mr Samar Chowdhury</b> Son of Late Umesh Chandra Chowdhury 24/3, Raja S C Mullik Rd, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx0N, Aadhaar No: 82xxxxxxxx9279 Status : Representative, Representative of : M S JDS Construction (as partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Praeupati Mondal</b> Son of Late S C Mondal Ghasiara, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150			
Identifier Of Mr Swapan Kumar Paul, Mrs Supriya Paul, Mr Swarnava Kumar Paul, Mr Pranay Paul, Mr Jagannath Chanda, Mr Dilip Kumar Paul, Mr Swapan Kumar Paul, Mr Sujit Kumar Chowdhury, Mr Samar Chowdhury			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Paul	M S JDS Construction-2.50135 Dec
2	Mrs Supriya Paul	M S JDS Construction-2.50135 Dec
3	Mr Swarnava Kumar Paul	M S JDS Construction-2.50135 Dec
4	Mr Pranay Paul	M S JDS Construction-2.50135 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Paul	M S JDS Construction-1352.25000000 Sq Ft
2	Mrs Supriya Paul	M S JDS Construction-1352.25000000 Sq Ft
3	Mr Swarnava Kumar Paul	M S JDS Construction-1352.25000000 Sq Ft
4	Mr Pranay Paul	M S JDS Construction-1352.25000000 Sq Ft

Endorsement For Deed Number : I - 160301061 / 2022

On 25-01-2022

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

Presented for registration at 12:18 hrs on 25-01-2022, at the Private residence by Mr Jagannath Chanda .

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,00,10,261/-

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

Execution is admitted on 25/01/2022 by 1. Mr Swapan Kumar Paul, Son of Late Makhan Chandra Paul, 87E, Ibrahimpur Rd, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 2. Mrs Supriya Paul, Wife of Mr Swapan Kumar Paul, 87E, Ibrahimpur Rd, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 3. Mr Swamava Kumar Paul, Son of Mr Swapan Kumar Paul, 87E, Ibrahimpur Rd, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 4. Mr Pranay Paul, Son of Mr Swapan Kumar Paul, 87E, Ibrahimpur Rd, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business  
Indetified by Mr Pasupati Mondal, , Son of Late S C Mondal, Ghasiara, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Others

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

Execution is admitted on 25-01-2022 by Mr Samar Chowdhury, partner, M S JDS Construction (Partnership Firm), 82A, Ibrahimpur Rd, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Pasupati Mondal, , Son of Late S C Mondal, Ghasiara, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Others

Execution is admitted on 25-01-2022 by Mr Jagannath Chanda, partner, M S JDS Construction (Partnership Firm), 82A, Ibrahimpur Rd, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Pasupati Mondal, , Son of Late S C Mondal, Ghasiara, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Others

Execution is admitted on 25-01-2022 by Mr Dilip Kumar Paul, partner, M S JDS Construction (Partnership Firm), 82A, Ibrahimpur Rd, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Pasupati Mondal, , Son of Late S C Mondal, Ghasiara, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Others

Execution is admitted on 25-01-2022 by Mr Swapan Kumar Paul, partner, M S JDS Construction (Partnership Firm), 82A, Ibrahimpur Rd, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Pasupati Mondal, , Son of Late S C Mondal, Ghasiara, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Others

Execution is admitted on 25-01-2022 by Mr Sujit Kumar Chowdhury, partner, M S JDS Construction (Partnership Firm), 82A, Ibrahimpur Rd, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Pasupati Mondal, , Son of Late S C Mondal, Ghasiara, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Others



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 27-01-2022

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 60,039/- ( B = Rs 80,000/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 60,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 29/11/2021 6:43PM with Govt. Ref. No: 192021220123950131 on 29-11-2021, Amount Rs: 60,007/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1635739793 on 29-11-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,001/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 39,901/-

Description of Stamp

1. Stamp: Type: impressed, Serial no M113323, Amount: Rs.500/-, Date of Purchase: 05/10/2021, Vendor name: BIDYUT KR SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 29/11/2021 6:43PM with Govt. Ref. No: 192021220123950131 on 29-11-2021, Amount Rs: 39,901/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1635739793 on 29-11-2021, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 66951 to 67016  
being No 160301061 for the year 2022.



Digitally signed by MD IYARAFIUN GAZI  
Date: 2022.02.11 14:04:34 +05:30  
Reason: Digital Signing of Deed.

(Md Iyara fiun Gazi) 2022/02/11 02:04:34 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)