

05878/21

L-211/21

भारतीय नैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 869078

3/16/21  
Q-2608783/21

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar-V  
Alipore, South 24 Parganas

16 DEC 2021

JOINT DEVELOPMENT AGREEMENT  
WITH POWER OF ATTORNEY

THIS JOINT DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY made this 16<sup>th</sup> Day of December, Two Thousand Twenty One (2021);

BETWEEN

14 DEC 2021

39892

No.....Rs. **50/-** Date.....  
 Name:..... **P.K. Chatterjee (A/R)**  
 Address:..... **Alipore police court**  
 Vendor:..... **Kol-27**  
 Alipur Collectorate, 24 Pgs. (5)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
 Alipur Police Court, Kol-27



21

*Jagan Saran.*  
*S/o Saran Saran.*  
*Alipore police court*  
*P.O. P.S. Alipore*  
*Kol-27.*  
*Sd/- Clerk*

DISTRICT SUB REGISTRAR-V  
 SOUTH 24 PGS., ALIPORE  
 16 DEC 2021

*(1) SRI ASOK KUMAR MUKHOPADHYAY alias ASHOKE KUMAR MUKHERJEE ( PAN: AGZPM2651A ), Aadhaar No. 440912365671, Mob : 9433014789, son of Late Amiya Lal Mukherjee, by faith - Hindu, by occupation - Retired Person, Nationality - Indian, residing at 235/2A/1, Suchana, N.S.C. Bose Road, P.O. Naktala, Police Station - Netaji Nagar, Kolkata-700047 and (2) SRI BUDDHADEB MUKHOPADHYAY alias BUDDHADEV MUKHERJEE (PAN: ADSPM7805N), Aadhaar No. 959289006805, Mob : 9331097779, son of Late Amiya Lal Mukherjee, by faith - Hindu, by occupation - Retired Person, Nationality - Indian residing at Flat No.801, 93, Manik Bandopadhyay Sarani, P.O. Regent Park, Police Station - Regent Park, Kolkata - 700040, hereinafter called and referred to as the "OWNERS" (which term or expression shall unless 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

*BAB ENTERPRISE (PAN: AGTPM0913H) a sole Proprietorship Firm having its office at 139, Raipur Road, P.O. Naktala, Police Station- formerly Patuli now Netaji Nagar, Kolkata -700047, being represented by its Proprietor SRI DEBASHIS MAJUMDER (PAN: AGTPM0913H), Aadhaar No.905624802842, Mob: 9433012413, son of Late Haran Chandra Majumder, by faith- Hindu, by occupation - Business, residing at 139, Raipur Road, P.O. Naktala, Police Station - formerly Patuli now Netaji Nagar, Kolkata-700047, hereinafter called and referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, successors-in-office and assigns) of the OTHER PART.*

*WHEREAS one Hari Charan Sardar, was the absolutely seized and possessed by cultivating land measuring about 2.90 sataks landed property lying and situated in Mouza - Raipur, R.S. No.39, Touzi No.56, J.L. No.33, District Settlement Khatian No.308, under the Zamindar Provash Chandra Mondal and others of Bowali and Hirendra Lal Sarkar of Tollygunge Ashok Park, Thana Tollygunge Sadar, Sub-Registry Alipore, formerly Tollygunge Municipality then Calcutta Corporation, District 24 Parganas by and under inheritance.*

*AND WHEREAS after the death of Hari Charan Sardar his wife Smt. Gouri Bala Sardar, and two sons namely Bhuban Mohan Sardar and Khagendra Nath Sardar became the joint owners of the said property and on 6<sup>th</sup> June, 1951 they mutually and amicably partitioned their said property by way of registered Deed of Partition vide Book No.I, Volume No.69, page from 76 to 87, Being No.3675 for the year 1951 of Joint Sub-Registrar Alipore.*

*AND WHEREAS by and under the said registered Deed of Partition said Bhuban Mohan Sardar got 1.09 satak land under Khatian No. 308, Dag No. 311, 577, 747 and 1019 and .25*

*satak under Khatian No.309, total measuring about 1.34 decimals land and many other properties seized and possessed absolutely by cultivating the same.*

*AND WHEREAS* due to financial need for repayment of loan for business and house property said Bhuban Mohan Sardar decided to sell his said landed property by dividing small plot of land in Dag No.577, under Khatian No.308, land measuring about .55 satak and other landed property showing 20'ft wide road and one Smt. Sova Rani Mukherjee wife of Sri Amiya Lal Mukherjee came to know the intention of sale and purchased a Plot of land being No.2, measuring about 4 (four) cottahs more or less, with 20'ft wide road facility by way of Sale Deed registered in the office of Sub-Registrar Alipore Sadar, and recorded in Book No.1, Volume No.46, page from 74 to 78, Being No. 2027 for the year 1959 at the consideration stated therein and since then absolutely seized and possessed of the same.

*AND WHEREAS* said Smt. Sova Rani Mukherjee died intestate on 15.02.1987 leaving behind husband Sri Amiya Lal Mukherjee, three sons namely Ashoke Kumar Mukherjee, Buddhadev Mukherjee and Alope Mukherjee as her heirs and legal representatives and the said property left by the deceased devolved upon them in equal shares according to Hindu Succession Law.

*AND WHEREAS* by way of inheritance said Sri Amiya Lal Mukherjee, Ashoke Kumar Mukherjee, Buddhadev Mukherjee and Alope Mukherjee became the joint owners of the said property by mutating their names in the records of the Calcutta Municipal Corporation being Premises No.190/6, Raipur Road, Kolkata – 700047, under Assessee No.21-099-04-0062-3 and jointly seized and possessed by erecting two storied puca dwelling house thereon and by paying taxes regularly.

*AND WHEREAS* said Amiya Lal Mukherjee died intestate on 02.05.1998 leaving behind three sons namely Ashoke Kumar Mukherjee, Buddhadev Mukherjee and Alope Mukherjee as his heirs and legal representatives and the undivided share of the said property left by the deceased devolved upon them in equal shares according to Hindu Succession Law.

*AND WHEREAS* said Alope Mukherjee alias Alok Kumar Mukherjee also died intestate on 02.07.2021 as unmarried issueless leaving behind two brothers namely Ashoke Kumar Mukherjee and Buddhadev Mukherjee as his heirs and legal representatives and the undivided share of the said property left by the deceased devolved upon them in equal shares according to Hindu Succession Law.

*AND WHEREAS* by and under inheritance said Asok Kumar Mukhopadhyay alias Ashok Kumar Mukherjee and Buddhadeb Mukhopadhyay alias Buddhadev Mukherjee became the joint owners of the said plot of land measuring about 4 (four) cottahs more or less together with two storied puca dwelling house each floor measuring about 800 sq.ft. more or less, lying and situated at and being Premises No.190/6, Raipur Road, Police Station – Jadavpur,

now Netaji Nagar, Kolkata – 700047, under K.M.C. Ward No,99, Assessee No.21-099-04-0062-3, District 24 Parganas (South), morefully described in the schedule 'A' hereunder written and absolutely seized and possessed of the same by paying taxes thereto.

**AND WHEREAS** due to insufficient space the said Asok Kumar Mukhopadhyay alias Ashok Kumar Mukherjee and Buddhadeb Mukhopadhyay alias Buddhadev Mukherjee, the Owners herein, have decided to develop their said land measuring about 4 (four) cottahs more or less together with two storied pucca dwelling house each floor measuring about 800 sq.ft. more or less, lying and situated in Mouza – Raipur, J.L. No.33 Touzi No.56, R.S. No.39, comprised in Dag No.577, under Khatian No.308, within the jurisdiction of the Kolkata Municipal Corporation, at and being Premises No.190/6, Raipur Road, Police Station – Jadavpur, now Netaji Nagar, Kolkata – 700047, under K.M.C. Ward No,99, Assessee No.21-099-04-0062-3, District 24 Parganas (South), morefully described in the Schedule 'A' hereunder written containing self contained residential flats and car parking spaces in each and every floor of such building and other spaces according to the building plan to be sanctioned by the Kolkata Municipal Corporation.

**AND WHEREAS** due to insufficient fund and lacks in experience to raise such building on the said plot of land at Premises No.190/6, Raipur Road, Police Station – Jadavpur, now Netaji Nagar, Kolkata – 700047, under K.M.C. Ward No,99, District 24 Parganas (South), morefully described in the schedule 'A' hereunder written, and as such was looking for Investor/ Developer who would agree to construct building on the said land and invest funds for completion of the said building according to the building plan to be sanctioned by the Kolkata Municipal Corporation on the terms and conditions to be negotiated and settled between the Owner and the Developer.

**AND WHEREAS** the Developer herein have come forward and agreed / affirmed to collaborate with the Owner in the matter of construction of the building according to FAR to be available on the said property at Premises No.190/6, Raipur Road, Police Station – Jadavpur, now Netaji Nagar, Kolkata – 700047, under K.M.C. Ward No,99, District 24 Parganas (South), morefully described in the Schedule 'A' hereunder written, by constructing multi storied building thereon consisting of several independent flats as per building plan sanctioned by the Kolkata Municipal Corporation at the cost of the Developer herein and after proactive discussions between the parties hereto, both the parties hereto have agreed to develop the said property in the terms and conditions are as follows:

**BEFORE EXECUTION OF THIS AGREEMENT THE OWNER HAVE REPRESENTED AND ASSURED TO THE DEVELOPER AS FOLLOWS:**

- 1) That the said property is free from all encumbrances charges, liens, lisp end, attachment's whatsoever and the same is occupied by the Owner.

- 2) *That there is no notice of acquisition or requisition received or pending in respect of the said property morefully described in Schedule 'A' hereunder written.*
- 3) *The Owner further declare that since the said property is having property measuring about 4 (four) cottahs more or less, lying and situated in Mouza – Raipur, J.L. No.33 Touzi No.56, R.S. No.39, comprised in Dag No.577, under Khatian No.308, within the jurisdiction of the Kolkata Municipal Corporation, at and being Premises No.190/6, Raipur Road, Police Station – Jadavpur, now Netaji Nagar, Kolkata – 700047, under K.M.C. Ward No,99, Assessee No.21-099-04-0062-3, District 24 Parganas (South), together with easement right for ingress and egress and all common areas and facilities of the said Premises together with structure thereon and the same is not attracted under Urban land Act under Section 27(2) of the Urban Land (Ceiling and Regulations) Act 1976.*
- 4) *The Owner have declared to the Developer that the Owner have good marketable title in respect of the said property without any claim right title, interest of any person or persons therein and the Owner have absolute right to enter into any Agreement with the Developer and the Owner hereby declares absolute ownership over the said property and there is no existence of third Party.*
- 5) *There is no other agreement in existence at present in respect of the said premises.*

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :**

1. *That in this agreement unless otherwise agreed upon the following expression will have the following meaning :-*
  - a) **PREMISES** shall mean **ALL THAT** piece and parcel of land measuring about 4 (four) cottahs more or less together with two storied pucca dwelling house each floor measuring about 800 sq.ft. more or less, lying and situated in Mouza – Raipur, J.L. No.33 Touzi No.56, R.S. No.39, comprised in Dag No.577, under Khatian No.308, within the jurisdiction of the Kolkata Municipal Corporation, at and being Premises No.190/6, Raipur Road, Police Station – Jadavpur, now Netaji Nagar, Kolkata – 700047, under K.M.C. Ward No.99, Assessee No.21-099-04-0062-3, District 24 Parganas (South), together with easement right for ingress and egress and all common areas and facilities of the said Premises, morefully and particularly described in the Schedule 'A' appearing hereunder.
  - b) **PLAN** shall mean plan or plans to be prepare by the Registered Architect and obtained sanction from the Kolkata Municipal Corporation for construction of G+III storied building with lift facility at the said Premises being No.190/6, Raipur Road,

Police Station – Jadavpur, now Netaji Nagar, Kolkata – 700047, under K.M.C. Ward No.99, District 24 Parganas (South).

- c) **OWNER** shall mean (1) **SRI ASOK KUMAR MUKHOPADHYAY** alias **ASHOKE KUMAR MUKHERJEE** son of Late Amiya Lal Mukherjee, by faith – Hindu, by occupation – Retired Person, Nationality – Indian, residing at 235/2A/1, Suchana, N.S.C. Bose Road, P.O. Naktala, Police Station – Netaji Nagar, Kolkata – 700047 and (2) **SRI BUDDHADEB MUKHOPADHYAY** alias **BUDDHADEV MUKHERJEE** son of Late Amiya Lal Mukherjee, by faith – Hindu, by occupation – Retired Person, Nationality – Indian, residing at Flat No.801, 93, Manik Bandopadhyay Sarani, P.O. Regent Park, Police Station – Regent Park, Kolkata – 700040, their heirs, legal representatives, executors, administrators and assigns.
- d) **DEVELOPER** shall mean **BAB ENTERPRISE** a sole proprietorship firm having its office at 139, Raipur Road, P.O. Naktala, Police Station- formerly Patuli now Netaji Nagar, Kolkata –700047, being represented by its Proprietor **SRI DEBASHIS MAJUMDER** son of Late Haran Chandra Majumder, by faith- Hindu, by occupation – Business, residing at 139, Raipur Road, P.O. Naktala, Police Station-formerly Patuli now Netaji Nagar, Kolkata–700047, its successors-in-interest and assigns.
- e) **BUILDING** shall mean multi- storied building comprising of several residential flats and car parking space, so to be constructed on the said plot of land of the said premises being No.190/6, Raipur Road, Police Station – Jadavpur, now Netaji Nagar, Kolkata – 700047, under K.M.C. Ward No.99, District 24 Parganas (South), by the Developer accordance with the Plan or Plans to be prepared by the Architect and obtained sanctioned from the Kolkata Municipal Corporation under the supervision and cost by the Developer.
- f) **BUILT UP AREA** shall mean the built up plinth area of any floor or unit including the thickness of internal walls and partitions and also including the thickness of the entire wall.
- g) **PROPORTIONATE** shall mean the proportion or ratio which any particular built up area or unit bears to the total built up area with reference to the common parts, portions, service and maintenance area or facilities and benefits at the said building complex or the land comprised in the said premises.
- h) **SUPER BUILT UP AREA** of any flat or unit shall mean the Built up area together with the proportionate of the common parts and areas as proportionately bears to the built up area of such flat or Unit with reference to the built up areas of all the flats or all the flats or unit at the said building.

- i) **COMMON PARTS AND AMENITIES** shall mean all the common parts and portions including the facilities and benefits and intended to be used and enjoyed in common by the unit holders at the said building for the beneficial use and enjoyment of the different units.
- j) **COMMON EXPENSES** shall mean the costs and expenses of installation, running and maintaining the common amenities for the upkeep maintenance improvement etc. of the same as may be decided and/or assured by the Developer with the consent of the Owner including those specified under the **SCHEDULE 'D'** hereunder written.
- k) **SPECIFICATIONS** shall mean the specifications according to which the construction shall be carried out at the said premises, described under the Schedule 'E' hereunder written.
- l) **FLAT OR UNIT** shall mean the part or portions of the building as are capable of being held used and enjoyed independently.
- m) **UNIT HOLDER** shall mean a person, persons or party entitled to use and enjoy and unit or units for the time being whether conveyance has been made or not.
- n) **MASCULAR** shall include the feminine and vice-versa.
- o) **SINGULAR** shall include the feminine and vice-versa.
- p) **OWNER' ALLOCATION** shall mean 50% of the sanction area of the proposed building out of which (i) entire Second Floor, (ii) 50% area in the South-East side of Third floor flat and (iii) 50% sanction area in the South-West side of the Ground floor of the said G+III storied building with lift facility as per building plan to be sanctioned by the Kolkata Municipal Corporation main entrance will be South-East side of the said building **TOGETHER WITH** undivided proportionate share of land, morefully mentioned in the Schedule 'A' hereunder written and right to use all common areas and all easement rights along with all fittings and fixtures of doors, windows, electrical wiring, sanitary and plumbing installations to be provided as per the specification of work given hereunder of the said Premises being No.190/6, Raipur Road, Police Station – Jadavpur, now Netaji Nagar, Kolkata – 700047, under K.M.C. Ward No.99, District 24 Parganas (South, and non refundable sum of Rs.7,90,000/- (Rupees Seven Lakh) only to be paid by the Developer to the Owners out of which at the time of execution of this agreement Rs.5,00,000/- (Rupees Five Lakh) only balance amount of Rs.2,00,000/- (Rupees Two Lakh) only after completion of First Floor roof casting, morefully described in the Schedule "B" hereunder written.



- q) **BUILDING PLAN** shall mean the Planner plans of the proposed building to be constructed on the plan of the proposed multi storied building to be constructed on the said Premises No.190/6, Raipur Road, Police Station – Jadavpur, now Netaji Nagar, Kolkata – 700047, under K.M.C. Ward No.99, District 24 Parganas (South).
- r) **DEVELOPER'S ALLOCATION** shall mean remaining 50% areas of the said proposed G+III storied building out of which (i) entire First Floor, (ii) 50% area in the South-West side of Third Floor and (iii) 50% sanction area in the South-East side of the Ground Floor of the said G+III storied building with lift facility as per building plan to be sanctioned by the Kolkata Municipal Corporation **TOGETHER WITH** undivided proportionate share of land, morefully mentioned in the Schedule 'A' hereunder written and right to use all common areas and all easement rights along with all fittings and fixtures of doors, windows, electrical wiring, sanitary and plumbing installations to be provided as per the specification of work given hereunder of the said Premises being No.190/6, Raipur Road, Police Station – Jadavpur, now Netaji Nagar, Kolkata – 700047, under K.M.C. Ward No.99, District 24 Parganas (South), morefully described in the Schedule 'C' hereunder written, save and except Owner' allocation as referred (p) above.
- s) **TIME:** shall mean to commence the construction of the proposed multi storied building from the date of registration of this Agreement along with delivery of possession of the said premises and to construct and complete the proposed multi storied building within **18 (Eighteen) Months** from the date of sanction building plan from the Kolkata Municipal Corporation and due to natural calamity the time shall be extended upto **6 (Six) months**. If the Developer fails and /or neglect to complete the construction of the said building within the stipulated time then the Developer shall pay a sum of Rs.20,000/- (Rupees Twenty Thousand) only per month to the owners as demurrage.
2. That the Owner do hereby grant the exclusive right of development of the said premises unto and in favour of the Developer with the intent and object that the Developer shall has the necessary copy of plans and shall construct, erect and complete the said building or buildings on the said premises being completed in all respect as provided in the Schedule 'A' hereunder written.
3. That in the circumstances and in consideration of the terms and conditions contained herein and the obligation of the terms and conditions contained herein and the obligation to be performed, fulfilled observed by both the Owner and the Developer and in future consideration of the Owner having agreed to grant the exclusive right of development of the said premises to the Developer. It shall be the responsibility and obligation of the Developer to comply with the terms and conditions as follows :

- a) That the Owner shall execute necessary deed of conveyance in respect of the proportionate share of land attributable to the Developers allocation in the proposed G+III storied building (with lift facility) Premises No.190/6, Raipur Road, Police Station – Jadavpur, now Netaji Nagar, Kolkata – 700047, under K.M.C. Ward No.99, District 24 Parganas (South), in favour of the Developer at any time after delivery of possession of the Owner' allocation.
4. That the Developer shall construct and complete the said building and specification attached herewith in Schedule 'F' as already agreed upon and shall undertake full responsibility and the Owner shall not be responsible and shall be indemnified by the Developer for any incident or accident which may occur in the said premises due to its construction activities and for faulty and/or any other defect or default whatsoever including any non-adherence to the sanctioned building plan of K.M.C. and the Developer shall keep the Owner fully indemnified at all times.
5. That in consideration to the Developer constructing the said building and the terms and conditions, contained in this Agreement and the obligation to be fulfilled by the Developer and the Developer shall got the Developer's allocation in the said premises and the developer shall keep the Owner fully indemnified for all times to come and for all purposes and consequences whatsoever.
6. That the Developer shall construct the proposed building in the said premises by constructing G+III storied building with lift facility being Premises No.190/6, Raipur Road, Police Station – Jadavpur, now Netaji Nagar, Kolkata – 700047, under K.M.C. Ward No.99, District 24 Parganas (South).
7. **DEVELOPER AGREES:**
- a. To incur all costs, charges and expenses for construction of the said multi storied building being Premises No.190/6, Raipur Road, Police Station – Jadavpur, now Netaji Nagar, Kolkata – 700047, under K.M.C. Ward No,99, District 24 Parganas (South), as per Building Plan sanctioned by the Kolkata Municipal Corporation.
- b. To complete the entire construction work of the proposed G+III storied building being Premises No.190/6, Raipur Road, Police Station – Jadavpur, now Netaji Nagar, Kolkata – 700047, under K.M.C. Ward No.99, District 24 Parganas (South), in all respect and fully completed and in habitable condition with all facilities and/or amenities attached thereto be and provided to the Owner described in the Schedule 'B' herein within the stipulated period.
- c. The Owner further agree to make payment of rates and taxes or other outgoings in respect of the aforesaid property upto the agreement date and thereafter the

developer shall pay the taxes to the Kolkata Municipal Corporation and/or other outgoings in respect of the aforesaid property till delivery of possession of the flats to the Owner and Purchasers.

- d. The Developer also agrees that from time to time the Owner and their authorized representatives shall have right to inspection of the construction of the proposed building without creating any disturbances or obstruction to the building, provided however the Owner or their authorized representatives shall have right to point out any defect or to give any suppression to the developer of the building and the same shall be adhere to.
- e. The Developer soon after signing this Agreement in respect of the aforesaid property shall be liable pay all rates and taxes and other outgoings in respect of the aforesaid property until handing over of the respective shares as per allocation.

8. **DEVELOPER'S OBLIGATION**

- a) To construct and complete the said G+III storied building with lift facility being Premises No.190/6, Raipur Road, Police Station – Jadavpur, now Netaji Nagar, Kolkata – 700047, under K.M.C. Ward No.99, District 24 Parganas (South), in all respects in terms of this agreement and in accordance with the sanctioned Building plan and specification attached hereto within the specified time stated hereinabove.
- b) To enjoy, negotiation and enter into agreement for sale with prospective buyers and accept advance and/or consideration money for the disposal on Developer allocation and it may think fit and proper from all such person or persons it may desire without any interference from the Owner but subject to the due performance of the obligations as contained herein.
- c) The Developer will be entitled to enter into an Agreement for sale and/or transfer the respective flats in its allocation in the G+III storied building with lift facility being Premises No.190/6, Raipur Road, Police Station – Jadavpur, now Netaji Nagar, Kolkata – 700047, under K.M.C. Ward No.99, District 24 Parganas (South). At the time of execution of the Deed of Conveyance the Owner shall be a party on such deed along with the Developer but the Owner shall have no obligation towards the refund of any amount to any purchaser or purchasers.
- d) That the Developer shall agree to pay all the incidental charges during construction/ completion of the said building. It is further made clear that the Owner shall only be held liable for transferring the proportionate share of land attributable and/or corresponding to the Developer allocation in the proposed building.
- e) To deliver the premises together with building as is where is basis and the developer herein shall be liable to demolish the existing old structure of the said premises at its

*own risks and responsibilities by engaging any labour or mistries and all the broken articles and debris shall be disposed off by the Developer at its responsibilities & the entire sale proceeds thereof shall be used by Developer.*

- f) *This agreement as well as the Power of Attorney as stated above are intended to be registered and the cost of the registry will be borne by the Develop which will be entitled to keep the registered copy of the agreement, the Owner each will entitled to keep the duly signed Certified copy or copies of this agreement.*

9. **OWNER AGREE:**

- a) *To sign and execute all necessary papers undertaking affidavit, documents declaration deed, which may be required for construction of the proposed building in terms of this Agreement. The draft of the aforesaid instruments shall required to be approved by the Owner before execution of the same.*
- b) *To co-operate with the Developer for construction and completion of the straight three storied building at the said premises.*
- c) *To deliver the entire land/premises in vacant condition to the Developer at the time of execution of this agreement.*
- d) *The Owner further agree to extend all co operation with the Developer for completion of the said building and all other allied works as may be required by the Developer.*
- e) *That the Owners will mutated their names in the records of the Kolkata Municipal Corporation and clear all the outstanding in respect of the said property till registration of this agreement.*
- f) *The Owner also agree to handover the copies of all the original title deed and other documents to the Developer simultaneously with the execution of this Agreement and the same shall be retained by the developer until completion of the entire multi storied building and completed the sale of all the flats and car parking space thereto.*

10. **OWNER HAVE FURTHER AGREED as follows :**

- a) *Not to sell transfer alienate or encumber the premises so long this agreement shall remain in force and effect.*
- b) *Not to cause any obstruction or inference in the bonafide construction erection and completion of the said straight three storied building on the said premises.*
- c) *To execute Registered Power of Attorney in favour of Developer, to comply all the formalities of the agreement and construction of the said building of the Premises No.190/6, Raipur Road, Police Station – Jadavpur, now Netaji Nagar, Kolkata – 700047, under K.M.C. Ward No.99, District 24 Parganas (South), morefully described in the Schedule 'A' hereunder written.*

11. *The Developer shall not be treated in default if the works is delayed due to the reasons amounting to FORCE MAJURE liked earthquake, civil commotion at or conditions beyond its control.*
12. *Both the Developer and the Owner shall be entitled to deal with or to dispose of their respective shares of the constructed spaced in any manner they thing fit and proper without any interference from the Owner/Developer as long as such disposal shall not violate any provision of this Agreement.*
13. **MISCELLANEOUS :**
- a) *It shall be the responsibility of the Developer to obtain or avail the maximum possible space within the byelaws of the authorities, Kolkata Municipal Corporation for the maximum exploitation of the value of the said property without altering the sanctioned plan.*
- b) *That by such delivery of the land/premises by the Owner to the Developer the Owner however shall not create any encumbrances and/or liens in respect of the property provided however the Developer's exclusive right for development of the property shall not in any way be affected provided sanction plan cannot be attached.*
- c) *If any disputes arise with the neighbours and Kolkata Municipal Corporation both the Owner and developer will settle the matter mutually.*
- d) *That if any additional construction is done by the Developer in the said building, the additional constructed area will be divided 50:50 ratio between Owner and the Developer.*
- e) *That the Developer will bear all cost and expenses for obtain necessary completion certificate from the Kolkata Municipal Corporation of the said building.*

*Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement / Final Document for Transfer of Property as per provisions laid down in the said documents as a Developer without getting any ownership of any part of the property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement/ Final Document for Transfer of Property between the Owner and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.*

**SCHEDULE 'A' ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of land measuring about 4 (four) cottahs (.06¼ satak) more or less together with two storied pucca dwelling house each floor measuring about 800 sq.ft. more or less, lying and situated in Mouza – Raipur, J.L. No.33 Touzi No.56, R.S. No.39, comprised in Dag No.577, under Khatian No.308, within the jurisdiction of the Kolkata Municipal Corporation, at and being Premises No.190/6, Raipur Road, Police Station – Jadavpur, now Netaji Nagar, Kolkata – 700047, under K.M.C. Ward No.99, Assessee No.21-099-04-0062-3, District 24 Parganas (South), together with easement right for ingress and egress and all common areas and facilities of the said Premises, the entire property butted and bounded as follows :

- ON THE NORTH** : By Plot No. 1;  
**ON THE SOUTH** : By 20'ft wide K.M.C. Road;  
**ON THE EAST** : By 20'ft wide K.M.C. Road;  
**ON THE WEST** : By land of Gouri Bala Sardar.

**SCHEDULE 'B' ABOVE REFERRED TO**  
**OWNERS' ALLOCATION**

**ALL THAT** shall mean 50% of the sanction area of the proposed building out of which (i) entire Second Floor, (ii) 50% area in the South-East side of Third floor flat and (iii) 50% sanction area in the South-West side of the Ground floor of the said G+III storied building with lift facility as per building plan to be sanctioned by the Kolkata Municipal Corporation main entrance will be South-East side of the said building as per building plan to be sanctioned by the Kolkata Municipal Corporation and a non refundable sum of Rs.7,00,000/- (Rupees Seven Lakh) only to be paid by the Developer to the Owners out of which at the time of execution of this agreement Rs.5,00,000/- (Rupees Five Lakh) only balance amount of Rs.2,00,000/- (Rupees Two Lakh) only after completion of First Floor roof casting **TOGETHER WITH** undivided proportionate share of land, morefully mentioned in the Schedule 'A' above and right to use all common areas and all easement rights along with all fittings and fixtures of doors, windows, electrical wiring, sanitary and plumbing installations to be provided as per the specification of work given hereunder of the said Premises being No.190/6, Raipur Road, Police Station – Jadavpur, now Netaji Nagar, Kolkata – 700047, within the jurisdiction of the Kolkata Municipal Corporation, under Ward No.99, District 24 Parganas (South).

**SCHEDULE 'C' ABOVE REFERRED TO**  
**DEVELOPER'S ALLOCATION**

**ALL THAT** shall mean remaining 50% areas of the said proposed G+III storied building out of which (i) entire First Floor, (ii) 50% area in the South-West side of Third Floor and (iii) 50% sanction area in the South-East side of the Ground Floor of the said G+III storied building with lift facility as per building plan to be sanctioned by the Kolkata Municipal Corporation **TOGETHER WITH** undivided proportionate share of land, morefully mentioned in the Schedule 'A' herein above and right to use all common areas and all easement rights along with all fittings and fixtures of doors, windows, electrical wiring, sanitary and plumbing installations to be provided as per the specification of work given hereunder of the said Premises No.190/6, Raipur Road, Police Station-Jadavpur, now Netaji Nagar, Kolkata-700047, within the jurisdiction of the Kolkata Municipal Corporation, under Ward No.99, District 24 Parganas (South), morefully described in the Schedule 'D' hereunder written, save and except Owners' allocation as referred (p) above.

**THE SCHEDULE 'D' ABOVE REFERRED TO :**

**The common areas and facilities**

- a) The foundation, columns, girders, beams, supports main walls, corridors, lobbies, stairs, stair ways, entrance to and exit from the building to be constructed on the said land and intended for common use.
- b) Installation of common services such as water sewerage (septic line) etc. connected with Road.
- c) Water Pump motor, pipes, ducts all apparatus and installations in the said building for common use.
- d) Electric meter box under the stairs in the ground floor of the building, electrical, wiring and fixtures etc.
- e) Under ground water reservoir and of the over head water tank.
- f) The ultimate roof also comprising of area of staircase and O.H. water reservoir, etc.
- g) Such other common parts areas equipments, installations, fixed rates, fittings and spaces in or about the said buildings as are necessary for passages user and occupation of the units in common.

**THE SCHEDULE 'E' ABOVE REFERRED TO :**

*Costs, expenses and outgoings and obligations for which all flat Owner are to contribute proportionately.*

- a) *The expenses of maintaining, repairing, redecorating, and renewing the main structures and in particulars the drainage system, sewers, rain water discharge arrangements water supply system and system of electricity to all common areas mentioned in the Schedule 'D' herein above.*
- b) *The expenses of repairing, maintaining, painting, white washing and colour washing the main structures of the building including the exterior of the building and also the common areas of the building described in the Schedule 'D' above written.*
- c) *The cost of cleaning and lighting the entrance of the building the passage and space around the building lobby, corridors, stair case and other common areas.*
- d) *Salaries, wages, fees, and remunerations of durians, sweepers, plumbers, electricians, care takers of any other persons whose appointment may be considered necessary for maintenance and protection of the said premises and administration and management of the affairs thereof.*
- e) *Insurance premium of the building if any.*
- f) *Such other or further expenses as may be necessary or incidental for the proper maintenance and/or upkeep of the building and other common areas and facilities and conveniences.*

**THE SCHEDULE 'F' ABOVE REFERRED TO :**

**DETAILS OF CONSTRUCTION SPECIFICATION**

**STRUCTURE :**

*The main building structure will be made of reinforced cement concrete (1:2:3) with branded steel (Sail/elegant/Shyam) and cement ultratech. It comprises SOS column, beam, foundation etc. complete.*

**BRICKWORK :**

*The external walls will be of 1.6 cement sand brick work with 200 mm/125mm thickness. All the internal walls will be 75 mm thick, except the flat separating walls, stair walls and balcony walls which will be 125 mm thick.*

**PLASTERING :**

*External plaster will be 15 mm thick with 1:4 cement sand mortar. The internal plaster to walls will be 20 mm thick with 1:4 cement mortar and 10 mm thick to ceiling.*



**FLOORING :**

Flooring will be 2'x 2' double charged Vitrified Tiles in all the rooms and the staircases will be marble.

**DOORS :**

All the doors structures of 35 mm thick will be commercial flush door. The toilets, kitchen, and balcony doors which will be wooden frame (4" x 2.5") pasting flush door. Main entry door to each flat will be skin pasting and one side with commercially painted. All doors frame will be made by Sal wood. Main Door will be provided with magic eye and Godrej Lock rest will be provided with 6" tower bolts, Main Door stopper and Door Lock with handle main door will be painted with first class enamel paint.

**WINDOWS :**

All windows would be Aluminum sliding window with grill.

**TOILET AND W.C.:**

All Toilets will be provided with 1/2' G.I./PVC conceal pipe line (I.S.I) WHITE PORCELAIN BASIN, ONE European type open pan and P.V.C. Cistern, 3 Taps, Shower hot cold water geyser line, Toilets will have 7' ft. height digital colour tiles from floor level, one European type commode, one corner wash basin and 7'-0" height Digital colour tiles from floor level. The Toilets will be 2'x2 vitrified tiles.

**KITCHEN :**

Cooking platform with polish green marble polish finish, finish with 3' ft. height digital colour Tiles wall of the cooking platform, one steel sink will be provided with two tap.

**PAINTING :**

All interior walls and ceiling would be finished with Birla White putty. All wooden and steel surface would be painted with first class enamel paint over a coat of primer and external portion of the building will be paint by weather coat (Burger/Asian Paint) colour.

**ELECTRICAL :**

All electrical line will be conceal with copper wire. All materials will be I.S.I.

**EACH BED ROOM :**

3, Light points, 1 Fan point, 2 Plug point, one AC Point.

**LIVING DINING ROOM :**

3 Light points, 1 Fan point, 2 Plug point and 2 Power point.

**KITCHEN :**

1 Light point, 1 Exhaust fan point and 2 Plug point.

**W.C.:**

1 Light point, 1 exhaust fan point, one power point.

**TOILET:**

2 light point, 2 power point.

**EACH BALCONY:**

1 Light 4 light points on the four corners of the building will be provided on external walls common light points for stair and common service area will be provided adequately.

**WATER SUPPLY:**

Underground and one overhead water reservoir will be provided with adequate capacity of pump electric motor set.

The Developer is also agreeable to provide any additional fittings and/or extra electrical points, fitting and extra hardware fittings at additional cost payable in advance.

**IN WITNESSES WHEREOF** the parties have set and subscribed their respective hands on the day month and year first above written.

**SIGNED, SEALED AND DELIVERED**

in the presence of:

1. *Deepan Datta*  
*Apartment no. 27*  
*Kol-47*

2. *Kabita Majumder*  
*139 Raipur Road*  
*Kol-47*

*Asoo Kumar Mukhopadhyay*  
*alias Asoo Kumar Mukherjee*  
*Budolhachar Mukhopadhyay*  
*alias Budolhachar Mukherjee*

---

**SIGNATURE OF THE OWNERS**

**BAB ENTERPRISE**  
*Sebusis Majumder*  
 Proprietor

---

**SIGNATURE OF THE DEVELOPER**

**RECEIVED** from the within named Developer  
Within mentioned sum of Rs.5,00,000/-  
(Rupees Five Lakh) only as per memo  
below:-

**MEMO OF CONSIDERATION**

<u>CASH/ CHEQUE No.</u>	<u>DATE</u>	<u>BANK AND BRANCH</u>	<u>AMOUNT (Rs.)</u>
346174	16.12.2021	Indian Bank Golf Garden Branch, Kolkata	Rs. 2,50,000/-
346175	16.12.2021	-Do-	Rs. 2,50,000/-

**TOTAL** Rs. 5,00,000/-

**RUPEES FIVE LAKH ONLY.**

**WITNESSES:**

1. *Dayan Dasen*

*Asok Kumar Mukhopadhyay*  
alias *Asok Kumar Hanchaya*  
*Budolal Mukhopadhyay*  
alias *Budolal Mukhopadhyay*

**SIGNATURE OF THE OWNERS**

2. *Kabita Majumder*

**TO COMPLY ALL THE ABOVE MENTIONED TERMS AND CONDITIONS OF THE SAID AGREEMENT** in respect of the said property mentioned in the Schedule 'A' above, the Owners herein intend to nominate, appoint and constitutes **SRI DEBASHIS MAJUMDER**, son of Late Haran Chandra Majumder, by faith- Hindu, by occupation – Business, residing at 139, Raipur Road, P.O. Naktala, Police Station - formerly Patuli now Netaji Nagar, Kolkata-700047, Sole Proprietor of **BAB ENTERPRISE (PAN: ACTPM0913H)** a sole Proprietorship Firm having its office at 139, Raipur Road, P.O. Naktala, Police Station- formerly Patuli now Netaji Nagar, Kolkata –700047, as their true and lawful Constituted Attorney to do any act jointly or severally for them and on their behalf such acts, deeds, matters and things and for the purpose as hereinafter expressed.

**NOW KNOW YE BY THESE PRESENTS** That We, (1) **SRI ASOK KUMAR MUKHOPADHYAY** alias **ASHOKE KUMAR MUKHERJEE** son of Late Amiya Lal Mukherjee, by faith – Hindu, by occupation – Retired Person, Nationality – Indian, residing at 235/2A/1, Suchana, N.S.C. Bose Road, P.O. Naktala, Police Station – Netaji Nagar, Kolkata-700047 and (2) **SRI BUDDHADEV MUKHOPADHYAY** alias **BUDDHADEV MUKHERJEE** son of Late Amiya Lal Mukherjee, by faith – Hindu, by occupation – Retired Person, Nationality – Indian residing at Flat No.801, 93, Manik Bandopadhyay Sarani, P.O. Regent Park, Police Station – Regent Park, Kolkata – 700040, the executants herein, do hereby and hereunder nominate Constitute, authorize, empower and appoint **SRI DEBASHIS MAJUMDER** son of Late Haran Chandra Majumder, by faith- Hindu, by occupation – Business, residing at 139, Raipur Road, P.O. Naktala, Police Station - formerly Patuli now Netaji Nagar, Kolkata – 700047, Sole Proprietor of **BAB ENTERPRISE (PAN: AGTPM0913H)** a sole Proprietorship Firm having its office at 139, Raipur Road, P.O. Naktala, Police Station- formerly Patuli now Netaji Nagar, Kolkata –700047, to execute all or any of the following acts, deeds, things and matter jointly or severally or any of the partner individually in respect of our said property, morefully mentioned in the Schedule 'A' above that is to say :

1. To appoint, engage on our behalf, Advocate or solicitors whenever our said Attorney shall think fit and proper to do so for the purpose of management of the said property and to discharge and/or terminate such Pleader, Advocate, or solicitors' appointment.
2. To settle, adjust, compound, compromise or submit to all actions, suits, accounts, plaints and disputes between us and other person or persons to compound or compromise the same, if any arising out of the said property or any agreement or deed relating to the same.

3. *From time to time to sign, execute, Register, affirm and verify all or any petitions, applications, to the Kolkata Municipal Corporation, deed of gift, sign on plans and declarations, affidavit, bonds, indemnities and such other papers and documents as may from time to time be necessary or required in relation to the said premises as the said attorney shall think fit and proper.*
4. *To appear for and represent us before all statutory body in the office of the C.E.S.C Ltd./ K.M.C or any Government or Semi Government Authorities for permission to transfer and all other purposes relating to the said premises and before any Magistrate and in all Court and in all other Department or office in connection with the said land/premises.*
5. *To appoint architect, and sign plans and enter into any negotiations, contracts and/or agreement for sale, etc.*
6. *To give valid and affective receipts and discharges for all payments as may be received and/or realized by the said Attorney from any person or persons.*
7. *To apply for and obtain telephone, electricity water sewerage, drainage, gas, and other public utility services in the said premises and for the said purpose to sign execute and submit all necessary applications papers and documents and to all acts, deeds, matters and things as the said Attorney shall think proper.*
8. *To sign on application to the Kolkata Municipal Corporation for mutation, affidavit etc. and to assets tax etc on our behalf.*
9. *To sign, execute and enter into negotiations, contracts and/or Agreement for sale, transfer, portion or portion of the said building to any person or persons.*
10. *To develop the said premises by constructing multi storied building consisting of several independent flats and car parking spaces and others.*
11. *To enter into agreement for sale for Developer's Allocation and to receive from the intending Purchaser or Purchasers any earnest money and the balance of the consideration money for completion of such sale or sales and to give good valid receipts and discharges for the same which will protect the Purchaser or Purchasers and to sign, execute and register the deed of conveyance in favour of the Purchaser or purchasers in respect of Developer's Allocation and also execute the Deed of Conveyance in favour of the purchaser or purchasers, if required on our behalf.*
12. *To sign and execute everywhere in any papers and documents, agreements, deeds, declaration, affidavits, and any other documents jointly by both the partners or severally by any one of both partners of the firm.*

AND GENERALLY to do, execute and perform any other act or acts, deeds, matter or thing whatsoever which in the Opinion of our said Attorneys ought to be done, executed and performed in relation to our property or our concern, engagement and business, or affairs or incidental thereto as fully and efficiently as we ourselves could do the same if we were personally present. And we hereby agree and undertake to ratify and confirm all and whatsoever our said attorneys under this Power on our behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the Power, authorities and hereby conferred upon, under any by virtue of this Deed.

IN WITNESSES WHEREOF I the above named have set and subscribed my hands on the 16th day of December, 2021.

**SIGNED, SEALED AND DELIVERED**

at Malaysia in the presence of:

1. *Sujon Sarsa*

*Ason Kumar Mukhopadhyay*  
alias *Ason Kumar Mukherjee*

*Buddhadul Mukhopadhyay*  
alias *Buddhadul Mukherjee*

2. *Kabita Majumder*

**SIGNATURE OF OWNERS/  
EXECUTANTS**

**BAB ENTERPRISE**  
*Sebasish Majumder*  
Proprietor

**SIGNATURE OF DEVELOPER/  
ATTORNEY**

Drafted by:

*P. R. Chatterjee*  
Advocate

(WB/48/88)  
Alipore Court  
Kolkata - 700027

Printed by

*Sibal Jana*  
Alipore Court,  
Kol-700027.



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

GRN Details

GRN: 192021220136884121 Payment Mode: Online Payment  
GRN Date: 15/12/2021 14:28:09 Bank/Gateway: State Bank of India  
BRN : CKS2544230 BRN Date: 15/12/2021 14:12:07  
Payment Status: Successful Payment Ref. No: 2002608783/1/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: DEBASHIS MAJUMDER  
Address: 149, RAIPUR ROAD, KOLKATA-700047  
Mobile: 9433012413  
Depositor Status: Buyer/Claimants  
Query No: 2002608783  
Applicant's Name: Mr P R Roy  
Identification No: 2002608783/1/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002608783/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	2002608783/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	5028
			<b>Total</b>	<b>15049</b>

IN WORDS: FIFTEEN THOUSAND FORTY NINE ONLY.

### Major Information of the Deed

Deed No.:	I-1630-05793/2021	Date of Registration	16/12/2021
Query No / Year	1630-2002608783/2021	Office where deed is registered	
Query Date	13/12/2021 8:36:23 PM		1630-2002608783/2021
Applicant Name, Address & Other Details	P R Roy Aliporer Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
	Rs. 70,70,626/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (Article:48(g))	Rs. 5,060/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road, , Premises No: 190/6, , Ward No: 099 Pin Code : 700047





Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In:Rs.)	Market Value (In:Rs.)	Other Details
L1	(RS :- )		Bastu	4 Katha 7 Chatak		59,90,626/-	Width of Approach Road: 20 Ft.,
Grand Total :				7.3219Dec	0 /-	59,90,626 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In:Rs.)	Market value (In:Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	0/-	10,80,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1600 sq ft	0 /-	10,80,000 /-	



**and Lord Details :**




Name,Address,Photo,Finger print and Signature			
No.	Name	Photo	Signature
1	<b>Shri ASOK KUMAR MUKHOPADHYAY, (Alias: Shri ASHOKE KUMAR MUKHERJEE)</b> Son of Late Amiya Lal Mukherjee Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office	 16/12/2021	 LTI 16/12/2021
235/2A/1, Suchana, N.S.C. Bose Road, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AGxxxxxx1A, Aadhaar No: 44xxxxxxxx5671, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office			
No.	Name	Photo	Signature
2	<b>Shri BUDDHADEB MUKHOPADHYAY, (Alias: Shri BUDDHADEV MUKHERJEE)</b> Son of Late Amiya Lal Mukherjee Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office	 16/12/2021	 LTI 16/12/2021
Flat No.801, 93, Manik Bandopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx5N, Aadhaar No: 95xxxxxxxx6805, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office			

**Developer Details :**




Name,Address,Photo,Finger print and Signature	
Sl No.	
1	<b>BAB ENTERPRISE</b> 139, Raipur Road, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AGxxxxxx3H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Shri DEBASHIS MAJUMDER (Presentant )</b> Son of Late Haran Chandra Majumder Date of Execution - 16/12/2021, , Admitted by: Self, Date of Admission: 16/12/2021, Place of Admission of Execution: Office	 Dec 16 2021 1:26PM	 LTI 16/12/2021	 16/12/2021
139, Raipur Road, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxxx3H, Aadhaar No: 90xxxxxxxx2842 Status : Representative, Representative of : BAB ENTERPRISE (as Proprietor)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Swapan Sardar</b> Son of Mr M Sardar Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 16/12/2021	 16/12/2021	 16/12/2021
Identifier Of Shri ASOK KUMAR MUKHOPADHYAY, Shri BUDDHADEB MUKHOPADHYAY, Shri DEBASHIS MAJUMDER			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri ASOK KUMAR MUKHOPADHYAY	BAB ENTERPRISE-3.66094 Dec
2	Shri BUDDHADEB MUKHOPADHYAY	BAB ENTERPRISE-3.66094 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri ASOK KUMAR MUKHOPADHYAY	BAB ENTERPRISE-800.00000000 Sq Ft
2	Shri BUDDHADEB MUKHOPADHYAY	BAB ENTERPRISE-800.00000000 Sq Ft

Endorsement For Deed Number : I - 163005793 / 2021

16-12-2021

**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 (a) of Indian Stamp Act 1899.

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

Presented for registration at 13:20 hrs on 16-12-2021, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri DEBASHIS MAJUMDER ,.

**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 70,70,626/-

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

Execution is admitted on 16/12/2021 by 1. Shri ASOK KUMAR MUKHOPADHYAY, Alias Shri ASHOKE KUMAR MUKHERJEE, Son of Late Amiya Lal Mukherjee, 235/2A/1, Suchana, N.S.C. Bose Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 2. Shri BUDDHADEB MUKHOPADHYAY, Alias Shri BUDDHADEV MUKHERJEE, Son of Late Amiya Lal Mukherjee, Flat No.801, 93, Manik Bandopadhyay Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Retired Person

Indetified by Mr Swapan Sardar, , , Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 16-12-2021 by Shri DEBASHIS MAJUMDER, Proprietor, BAB ENTERPRISE (Sole Proprietorship), 139, Raipur Road, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Swapan Sardar, , , Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,060/- ( B = Rs 5,000/- ,E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 5,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2021 2:29PM with Govt. Ref. No: 192021220136884121 on 15-12-2021, Amount Rs: 5,028/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKS2544230 on 15-12-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 10,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 39892, Amount: Rs.50/-, Date of Purchase: 14/12/2021, Vendor name:

**Subhankar Das**

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2021 2:29PM with Govt. Ref. No: 192021220136884121 on 15-12-2021, Amount Rs: 10,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKS2544230 on 15-12-2021, Head of Account 0030-02-103-003-02

Rita Lepcha

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1630-2021, Page from 200958 to 200994  
being No 163005793 for the year 2021.



Digitally signed by RITA LEPCHA DAS  
Date: 2021.12.23 14:51:29 +05:30  
Reason: Digital Signing of Deed.

(Rita Lepcha) 2021/12/23 02:51:29 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)