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Handwritten notes: 13.2.2022, 13.15, 366958/2022

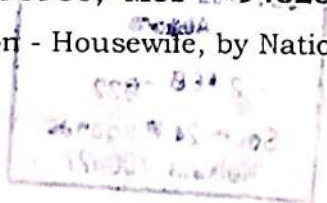
Asst. Dist. Sub. Registrar  
2 FEB 2022

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT is made this the 2<sup>nd</sup> day of February, 2022.

BETWEEN

1. SMT. RANJANA MUKHERJEE, wife of Late. Ranjit Kumar Mukherjee, (PAN - DGLPM7683F, AADHAR No. 306204090930, Mob 9432851953), by faith - Hindu, by occupation - Housewife, by Nationality Indian, 2. SRI. RAJAT



17 JAN 2022

25064

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

Name:.....

*D. Chakrabarty*

Address:.....

Vendor:.....

Advocate  
Alipur Judge's Court  
Kolkata - 27

Alipur Collectorate, 24 Pgs. (B)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kbl-27

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Identified by -

*Dilipendra Chakrabarty*  
(Advocate)

216 Paritosh Chakrabarti  
Alipur Judge's Court  
Kolkata - 70027

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Alipore  
- 2 FEB 2022  
South 24 Parganas  
Kolkata-700027



**SUBHRA MUKHERJEE**, son of Late. Ranjit Kumar Mukherjee, (**PAN - AOPPM9025M, AADHAR No. 311320069967, Mob - 9933355205**), by faith - Hindu, by occupation - Service, by Nationality Indian, **3. SRI. RUDRAJIT MUKHERJEE**, son of Late. Ranjit Kumar Mukherjee, (**PAN - ALLPM5560F, AADHAR No. 500514812516, Mob - 9830053590**), by faith - Hindu, by occupation - Service, by Nationality Indian, **4. SRI. SUVRAJIT MUKHERJEE**, son of Late. Surajit Mukherjee, (**PAN - AMLPM0479Q, AADHAR No. 878873584928, Mob - 9830609872**), by faith - Hindu, by occupation - Service, by Nationality Indian, and **5. SMT. TILOTTAMA CHAKRABORTY @ MUKHERJEE**, daughter of Late. Surajit Mukherjee, (**PAN - AOIPC1285M, AADHAR No. 409887827776, Mob - 9674255554**), by faith - Hindu, by occupation - Service, by Nationality Indian, all residing at premises no. 45/L, Moore Avenue, Post Office - Regent Park, Police Station - Regent Park, Kolkata - 700040, District 24 Parganas South, hereinafter jointly called and referred to as the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives, administrator and assignee) of the **FIRST PART**.

**AND**

**DRC CONSTRUCTION**, a Partnership Firm (**PAN - AARFD4527A**) having its Office at 177/C, Regent Colony, Police Station - Jadavpur, Post Office - Regent Park, Kolkata - 700040, District 24 Parganas South being represented by its Partners namely **1. SRI. SOVON RAY CHAUDHURI**, son of Sri Apu Roy Chowdhury, by faith - Hindu, by occupation - Business, by Nationality Indian, (**PAN - BKTPR3229J, AADHAAR No. 829327420708, Mob. - 9051445812**), residing at 55, Sukanta Pally, Police Station - Bansdronei, Post Office - Bansdronei, Kolkata - 700070, District 24 Parganas South **2. SRI. ARIJIT DUTTA** son of Sri Arun Chandra Dutta, by faith - Hindu, by occupation - Business, by

Nationality Indian, (PAN - ASQPD1530J, AADHAAR No. 605331566423, Mob. - 8100156148) residing at 177/C, Regent Colony, Police Station - Jadavpur, Post Office - Regent Park, Kolkata-700040, District 24 Parganas South and **3. SRI. ABHIJIT CHOUDHURI**, son of Late. M.L. Choudhuri, (PAN - AFDPC5055K, AADHAR No. 484186966674, Mob - 9038797300) by faith - Hindu, by Occupation - Business, by Nationality Indian, residing at 205/B, Regent Colony, Police Station- Jadavpur, Kolkata - 700 040, District 24 Parganas South, hereinafter called and referred to as the **BUILDERS/ DEVELOPERS/ SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives, administrator and assignee) of the **OTHER PART**.

**WHEREAS**, by a Registered Patta dated 04.07.1941, one Rai Dwarkanath Chakraborty Bahdur (since deceased) granted a Mourasi Mokarari in favour of the Sri. Nirmal Chakraborty, in respect of 02 (two) Bighas 07 (seven) Kattahs 14 (fourteen) Chittaks and 30 (thirty) Sq.Ft. lying and situated at Mouza Sibpur, J.L. No. 42, Dag No. 188 (Part), Khatian no. 155, Touzi no. 151/2, within the jurisdiction of then Tollygunge now Regent Park Police Station, now within the limits of the Kolkata Municipal Corporation being Ward no. 097, Kolkata - 700040, District South 24 Parganas.

**AND WHEREAS**, while in possession the said Sri. Nirmal Chakraborty, plotted the entire plot of land and while enjoying the same sold all that a piece of land total measuring more or less about 03 (three) Cottahs 04 (four) Chittaks 28 (twenty-eight) Sq.ft. lying and situated at Mouza Sibpur, J.L. No. 42, Dag No. 188 (Part), Khatian no. 155, Touzi no. 151/2, within the jurisdiction of then Tollygunge now Regent Park Police Station, now within the limits of the Kolkata Municipal



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Corporation being Ward no. 097, Kolkata - 700040, District South 24 Parganas, in favour of Smt. Snehalata Mukherjee, now deceased, by virtue of a Deed of Indenture dated 16.07.1957 and the same was registered in the Office of the S.R. at Alipore and recorded in Book no. I, Volume no. 106, Pages from 90 to 93, being no. 5948, for the year 1957 and while in possession the said Smt. Snehalata Mukherjee, now deceased, constructed a single storied building over there and also mutated the said plot of land the building on her name and the said property was known and numbered as and being KMC premises no. 45L, Manick Bandopadhyay Sarani, Police Station - Regent Park, Kolkata - 700040, District South 24 parganas.

**AND WHEREAS**, while in possession the sons of Smt. Snehalata Mukherjee, namely Sri. Surajit Kumar Mukherjee and Sri. Ranjit Kumar Mukherjee for the purpose of better use of the property on their own further constructed a floor and on amicable settlement Sri. Surajit Kumar Mukherjee started living on the entire Ground floor and Sri. Ranjit Kumar Mukherjee started living on the entire First floor.

**AND WHEREAS**, while in possession the said Smt. Snehalata Mukherjee, died intestate leaving behind her two sons namely Sri. Surajit Kumar Mukherjee and Sri. Ranjit Kumar Mukherjee to inherit her entire plot of land and the straight two storied structure standing thereon.

**AND WHEREAS**, the said Smt. Snehalata Mukherjee, now deceased, during her lifetime executed a register Will, vide being no. 64 for the year 1987, registered in the office of the ADSR, at Alipore whereby she bequeath the entire Ground floor in favour of Sri. Surajit Kumar Mukherjee and the entire First floor in favour of Sri. Ranjit Kumar Mukherjee, and after the death of their mother they applied for the Probate of the said Will, vide Act 39 Case no. 180/1996 before the Ld. Court of the District Delegate, at Alipore and the same was ordered and granted by the 5<sup>th</sup> Asst. District Judge, at Alipore on 30.05.1997.

**AND WHEREAS**, by virtue of the order dated 30.05.1997 the said Sri. Surajit Kumar Mukherjee became the absolute owner of the portion/flat situated on the entire Ground floor measuring more or less about 1230 Sq.Ft. built up area and Sri. Ranjit Kumar Mukherjee became the absolute owner of the portion/flat situated on the entire First floor measuring more or less about 1230 Sq.Ft. built up area, along with all easementary rights with common spaces, stairs, roof, septic tank, water reservoirs, etc. and also along with 50% impertiable share of the entire plot of land for each one of them, lying and situated at KMC premises no. 45L, Manick Bandopadhyay Sarani, Police Station - Regent Park, Kolkata - 700040, District South 24 parganas and the said .

**AND WHEREAS**, while in possession the said Sri. Surajit Kumar Mukherjee mutated his name in respect of the entire Ground floor and Sri. Ranjit Kumar Mukherjee mutated his name in respect of the entire First floor, respectively and enjoying their respective shares by paying taxes regularly to KMC.

**AND WHEREAS**, while in possession and enjoying the said portions the said Sri. Ranjit Kumar Mukherjee died intestate leaving behind his widow Smt. Ranjana Mukherjee, and two sons namely, <sup>Rajat Subhna Mukherjee</sup> and Sri. Rudrajit Mukherjee, to inherit his portion/flat situated on the entire First floor, along with all easementary with, common spaces, stairs, roof, septic tank, water reservoirs, etc. and also along with 50% impertiable share of the entire plot of land, lying and situated at KMC premises no. 45L, Manick Bandopadhyay Sarani, Police Station - Regent Park, Kolkata - 700040, District South 24 parganas.

**AND WHEREAS**, while in possession and enjoying the said portions the said Sri. Surajit Kumar Mukherjee died intestate and his wife also died intestate leaving behind one son namely Sri. Suvrajit Mukherjee, and one married daughter namely Smt. Tilottama Chakraborty @ Mukherjee, to inherit their portion/flat situated on the entire Ground floor, along with all easementary with, common spaces,

*Ranjit Mukherjee*





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stairs, roof, septic tank, water reservoirs, etc. and also along with 50% impartible share of the entire plot of land, lying and situated at KMC premises no. 45L, Manick Bandopadhyay Sarani, Police Station – Regent Park, Kolkata – 700040, District South 24 parganas.

**AND WHEREAS**, to facilitate the process of a new construction the parties herein above, have applied for joint mutation of the premises no. 45L, Manick Bandopadhyay Sarani, Police Station – Regent Park, Kolkata – 700040, District South 24 parganas, and as such executed a deed of amalgamation and the said deed was executed on 31.01.2022 and registered on 02.02.2022 and the same was registered in the Office of the ADSR, at Alipore and recorded in Book no. I, Volume no. 1605-2022, being no. 1605-00282, for the year 2022.

**AND WHEREAS**, subsequently, while the aforesaid Owners seized and possessed the FIRST SCHEDULE property uninterruptedly for a long time and as the structure became dilapidated, the owners desirous to develop the same after demolishing the existing structure standing thereon by constructing a building upon the SCHEDULE A property but due to paucity of the fund or having no fund to construct and also lack of technical know how could not materialized the same as such they are in search of an experience Developer/s who could be able to do the same.

**AND WHEREAS**, the party of the Second Part herein, being entrusted by the other owners agreed to the proposal of the Party of the First Part making out the marketable title of the “said property” and now both the parties herein do hereby enter into this Development Agreement for the purpose of development of the ‘said property’ on the following terms and conditions:

**A. DEFINITION :**

1. "Existing Property" shall mean a plot of land measuring more or less about 03 (three) Cottahs 04 (four) Chittaks 28 (twenty eight) Sq.ft.

*First-Deed*

along with a straight two storied building total measuring about 2460 Sq.Ft. built up area (entire ground floor measuring about 1230 Sq.ft. built up area and entire first floor measuring about 1230 Sq.Ft. built up area) comprised in Mouza Sibpur, J.L. No. 42, Dag No. 188 (Part), Khatian no. 155, Touzi no. 151/2, within the jurisdiction of then Tollygunge now Regent Park Police Station, now within the limits of the Kolkata Municipal Corporation being Ward no. 097, lying and situated at KMC premises no. 45L, Manick Bandopadhyay Sarani, Police Station - Regent Park, Kolkata - 700040, District South 24 parganas, more fully described in the FIRST SCHEDULE hereto.

2. "The Development Agreement" shall mean this agreement upon the terms on which development of the existing property to the effect of new G+III storied building is to be made on the basis of a sanctioned building plan duly sanctioned by the KMC.
3. "Owners" shall mean the said **1. SMT. RANJANA MUKHERJEE**, wife of Late. Ranjit Kumar Mukherjee, by faith - Hindu, by occupation - Housewife, by Nationality Indian, **2. SRI. RAJAT SUBHRA MUKHERJEE**, son of Late. Ranjit Kumar Mukherjee, by faith - Hindu, by occupation - Service, by Nationality Indian, **3. SRI. RUDRAJIT MUKHERJEE**, son of Late. Ranjit Kumar Mukherjee, by faith - Hindu, by occupation - Service, by Nationality Indian, **4. SRI. SUVRAJIT MUKHERJEE**, son of Late. Surajit Mukherjee by faith - Hindu, by occupation - Service, by Nationality Indian, and **5. SMT. TILOTTAMA CHAKRABORTY @ MUKHERJEE**, daughter of Late. Surajit Mukherjee, by faith - Hindu, by occupation - Service, by Nationality Indian, all residing at premises no. 45/L, Moore Avenue, Post Office - Regent Park, Police Station - Regent Park, Kolkata - 700040, District 24 Parganas South, and their respective assigns, heirs, executors, administrators and legal representatives.



4. "Developers" shall mean **DRC CONSTRUCTION**, a Partnership Firm having its Office at 177/C, Regent Colony, Police Station - Jadavpur, Post Office - Regent Park, Kolkata - 700040, District 24 Parganas South being represented by its Partners namely **1. SRI. SOVON RAY CHAUDHURI**, son of Sri Apu Roy Chowdhury, by faith - Hindu, by occupation - Business, by Nationality Indian, residing at 55, Sukanta Pally, Police Station - Bansdrani, Post Office - Bansdrani, Kolkata - 700070, District 24 Parganas South **2. SRI. ARIJIT DUTTA** son of Sri Arun Chandra Dutta, by faith - Hindu, by occupation - Business, by Nationality Indian, residing at 177/C, Regent Colony, Police Station - Jadavpur, Post Office - Regent Park, Kolkata-700040, District 24 Parganas South and **3. SRI. ABHIJIT CHOUDHURI**, son of Late. M.L. Choudhuri, by faith - Hindu, by Occupation - Business, by Nationality Indian, residing at 205/B, Regent Colony, Police Station- Jadavpur, Kolkata - 700 040, District 24 Parganas South, and their successors, legal heirs, etc.
5. "Owners Allocation" shall mean 50% of the entire constructed area in the G+III storied building, i.e.;
- i) Entire First Floor of the proposed G+III storied building,
  - ii) 50% constructed area on the Third Floor Northern side of the proposed G+III storied building,
  - iii) 50% constructed area on the Ground Floor Northern side of the proposed G+III storied building and two covered car parking space -total measuring about 250 Sq.Ft. each measuring about 125 Sq.Ft., and
  - iv) The developers shall pay a forfeit amount of Rs.7,00,000/- (Rupees Seven Lacs only) to the owners at the time of execution of this development agreement.

That during the pendency of the construction work of the building the developers shall pay in all a sum of Rs.24,000/- (Rupees Twenty Four Thousand only) per month for three alternative accommodation and one garage to the owners till the date of handover of owners allocation in the newly constructed building.

6. "Developers Allocation" shall mean the rest 50% constructed area of the G+III storied building to be constructed by the developers apart from the owners allocation as mentioned above.
7. "Building" shall mean the new G+III storied building to be constructed on the said land i.e. the 'said property' in accordance with the plan prepared by a technical person duly sanctioned by the Kolkata Municipal Corporation at the cost of the Developers consisting of several self-contained flats, units, spaces capable of being held and/or enjoyed independent to each other.
8. "Specification" shall mean the specification of the materials to be used in the said building (details whereof will appear from the Fourth Schedule hereunder written).
9. "Possession of Land" shall mean actual physical possession of the land with clear and marketable title.
10. "Saleable Area" shall mean space in the building available for independent use and occupation and shall include proportionate share of independent user or common spaces required thereof for lawful prudent enjoyment of the same.
11. "Common Parts" refer to Fifth Schedule written hereunder.



**B. TITLE REPRESENTATION AND WARRANTY:**

The owners have assured and represented to the Developer as follows:

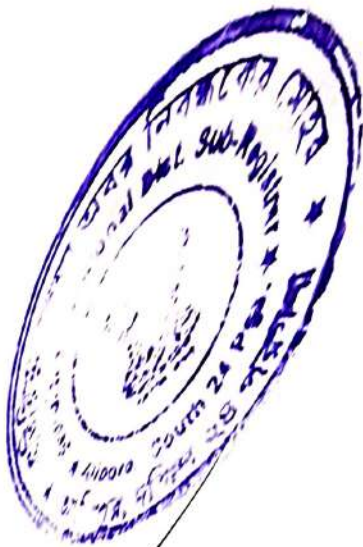
1. The Owners are the absolute Owners of the said property.
2. The said property is free of all encumbrances, charges, lien, lispendences, rents, trusts, etc. whatsoever.
3. The owners has a marketable title in respect of the said existing property.
4. The owners are in khas possession of the said existing property.
5. The Owners have not entered into any agreement of joint venture or sale or any other agreement with any other person.
6. The said property is not subject to any notice of attachment under the Public Demand Recovery Act. or under any other Act. for the time being in force.
7. The said property is not subject to any notice of requisition whatsoever or under any scheme of acquisition or requisition for any fly over or any other purpose.

**C. COMMENCEMENT**

This agreement shall be deemed to have commenced on and from the date of execution of this agreement.

**D. PERMISSION TO CONSTRUCT:**

1. In consideration of various terms and conditions hereinafter provided and the owners hereby grant the exclusive right of development of the premises whereby the developers shall be entitled to and is hereby authorized to construct, erect and complete new building on the said property in accordance with the plan PROVIDED HOWEVER NOTHING herein contained shall be construed as delivery of possession in part performance of the contract within the meaning of the Section 53A of the



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Transfer of Property Act and such transfer shall take place on conclusion of this agreement stipulated hereby.

2. The Owners hereby agree to sign and execute the said approved map and other documents as may be required from time to time to enable the Developers to and also to obtain all permissions and approvals and/or sanctions as may be necessary or be required from time to time for the lawful completion of the said development project.
3. All costs, charges and expenses for obtaining all permissions and approvals including KMC Mutation, previous tax dues, etc. in respect of the said development project, construction and completion of 'the building' in all aspects and facilities shall be paid and borne solely by the Developers.

#### **E. CONSTRUCTION :**

1. The owners do hereby authorize the developers and the developers agree and undertake to complete proposed "Development Project" in accordance with the building plan in regard to the Development Project with all internal and external services, amenities, fittings, fixtures etc. details whereof will appear from 4<sup>th</sup> schedule hereunder written all at the cost and expense of the Developers.
2. The entire proposed building shall be of uniform construction with standard first class building materials.

#### **F. COST OF CONSTRUCTION AND COMPLETION:**

The entire cost of construction of the building to be put in the said property as specified in the First Schedule including that of Owners Allocation falling to the share of the Owners shall be borne by the Developers. Such cost shall include the cost of all

overheads regarding construction, price in the cost of the materials used for construction, fees payable to the Architects and Engineers in respect of the said construction cost for the purpose of obtaining license fees and other incidental charges. The Developers shall solely bear the entire amount of the Development charges and the Developers shall solely bear the cost of the electrical low-tension connections for common use.

#### **G. DEVELOPERS OBLIGATIONS:**

1. The existing building at the said property will be demolished by the Developers at their own arrangement and cost for obtaining the building plan after getting the possession of vacant possession of the same by the owners to the developers. The developers will get the salvage of the building materials out of the demolition of the existing building. Developers will ensure no damage of construction to the neighboring properties.
2. The developer shall pay all cost and charges for the purpose of obtaining all permissions for the 'said project' from the concerned authorities. That the developers on their own cost shall bring the electric meter for the owners allocated flats, apart from the mother meter for the entire building.
3. The Developers shall hand over and deliver khas vacant possession of the Owners allocation in the proposed building to be constructed over and unto the said property to the owners forthwith upon completion of the same in all respect in accordance with the specification mentioned in the Fourth schedule mentioned hereunder in a habitable condition with all facilities within Twenty Four months from the date of the sanction of the building plan, prior to hand over the possession to the intending purchaser/s of the allocation. The Developers shall in no case allot any possession to their



nominee/purchaser/s prior to the final allotment of owners allocation.

4. The Building shall be completed within 24 (twenty four) months from the date of sanction of the building plan. This 24 (twenty four) months time for completion of G+III storied building after execution of development agreement and development power of attorney and also after taking vacant possession of the plot of land, whichever is later and the same period can be extended for another 06 months if required, due to any acts of God under the legal ambit of force major clause applicability.
5. That the developers shall construct the said building as per the sanction building plan being duly approved by the KMC, and do hereby indemnify the owners for any consequential action by any government authority/ agency including the Kolkata Municipal Corporation for any violation in the construction of proposed building.

#### H. MUTUAL RIGHTS :

1. The Developers will arrange and execute all the legal works regarding to Govt. of West Bengal and the Owners will be bound to signed the documents which is necessary for clear and complete the works Govt. of West Bengal and all other Competent Authorities, if necessary.
2. In consideration of the Developers building, erecting and completion the proposed Development project and making available and delivering the Owners Allocation, as mentioned in the second schedule written hereunder, in the building to the Owners, the Developers shall be entitled to be the sole owners in respect their allocation in the building and the Developers

shall get an undivided Developers Allocation, as mentioned in the third schedule written hereunder.

3. The Owners and the Developers shall be entitled to enter into any agreement for sale or transfer in any way dealing with their respective allocations for such consideration and on such terms and conditions as they shall think fit and proper for which no further consent of the other party shall be required, provided that the Developers shall not give possession of any part of the Developers allocation to any Third Party prior to delivery of the Owners Allocation, duly completed, to the owners herein.
4. Immediately after the proposed Development project is completed in accordance with the Fourth Schedule of the Development Agreement and certified by the Architects to be fit for habitation, the Developers shall give a notice to the Owners to that effect and within seven days from the date of such notice being served upon the Owners, the owners shall be deemed to have taken over possession of the Owners Allocation in the proposed Development project and the Owners shall be liable to make payment of the proportionate share of municipal rates and taxes and outgoings including the maintenance charges payable in respect of such Owners Allocation from such deemed date of possession.
5. The Developers shall be at liberty to assign his right, title, interest in this agreement to any party or parties if necessary, subject to approval of the Owners.
6. That nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right title or interest in respect of the said premises in favour of the developers other than an exclusive right to the developers to do



or refrain from doing the acts and things in terms hereof and to deal with the developer's allocation as the developers shall think fit and proper for the beneficial of his firm and also for this project.

#### **I. OWNERS OBLIGATION :**

1. To sign the necessary documents to get all permissions, approvals and/or required certificates from any concerned authorities or from any other authority as may be required for submitting the plan, mutation, electricity, etc. of proposed building to the Kolkata Municipal Corporation or to any other authority at the cost and expenses of the Developers.
2. The Owners shall co-operate and assist the Developers in undertaking the Development project at the existing property at the cost and expenses of the Developers and also the developers have the right to entered into a Sale Agreement with any intending purchaser/s.
3. The Owners shall sign and execute all necessary applications, papers, documents and do all lawful acts deeds and things as legally and effectually needed by the Developers or their nominee for executing agreement for sale in respect of flats pertaining to the Developers Allocation in the said property and for completing construction of 'the building'.
4. To execute the Deeds of Conveyance and/or transfers in respect of the undivided proportionate share in the development project comprised in the said property attributable to Developers Allocation and for the purpose of execution of the Deed of Conveyance, it has been agreed that the Developers shall apportion the cost of the construction incurred by the Developers effecting and completing the Owners Allocation

amongst the various units composed in the developers allocation.

5. That in case any misfortune event which may take place in future, the owners along with his legal heirs hereby duty bound themselves to execute a fresh power of attorney in respect of the developers allocation.
6. The Owners individually undertake that he will not cause any hindrance in the lawful completion of Development project over and unto the existing property in accordance with the plan and in the event of any dispute the same shall be solved as per the provisions of law.
7. That after execution of this development agreement and development power of attorney the owners by 1 months from the date of execution should deliver the vacant possession of the plot to the developers for the constructional work. If fails to do so then the stipulated period for completion of the development work shall be extended as accordingly.

#### **J. TAXES MAINTENANCE :**

1. The Municipal taxes, rates, charges and other outgoings of the said property from the period commencing from delivery of vacant possession, including the previous dues, of the same by the owners to the Developers till delivery of vacant possession of the owners allocation in the building by the Developers to the owners shall be solely borne by the Developers.
2. The Owners and the Developers shall be liable to pay and bear all proportionate taxes, rates and charges for electricity and other services and other outgoings payable in respect of their respective shares in the new building as per built-up area from



the date of delivery of possession of the Owners allocation/share of the constructed area in the newly constructed building.

3. After the said building is completed and the Owners Allocation is delivered to the owners all the flat owners shall form an Association and the said Association/society shall look after all related system regarding maintenance etc. of the building formulating such Rules and Regulations as the Developers and members of the Association shall think fit and proper and the Owners shall be liable and agree to make payment of the proportionate share of the charges and/or deposits payable in respect thereof.

**K. MISCELLANEOUS:**

1. That the owners shall also execute a power of attorney in favour of the developers for smooth execution of the construction work of the new building and also for selling, transferring and registration of the portions within the developers allocation to the intended purchaser/s as per the choice of the developers.
2. The Owners shall not do any act deed or thing whereby the Developers are prevented from proceeding with the lawful construction of the Development project on the existing property in accordance with the plan and terms of the instant agreement.
3. The Owners shall not enter into any agreement for sale or transfer in respect of the existing property or enter into any agreement for granting of lease in respect the said existing property excepting of the Owners Allocation as hereinbefore stated.

4. Subject to the fulfillment of the obligations by the developer as embedded in the instant Agreement the Owners shall not cancel or rescind this agreement until such time the said Development Project is completed in terms of the Development Agreement and/or within the time frame of completion of the development project as stated herein in this Agreement.
5. Nothing contained herein shall be deemed to be construed as a partnership or a joint venture between the Owners and the Developers.
6. None of the parties do any act deed or things whereby the other party is prevented from enjoying and/or dealing with their respective allocation in terms of this agreement.
7. Both the parties hereby covenant with each other to do ALL THAT other act deed or thing as may be reasonably required by the Other Party for the purpose of giving effect to and/or implementing this agreement.
8. The 'owners' shall not be liable and/or responsible for any accidents, mishaps and/or incidents endangering, causing and/or resulting in any sort of injury/loss of life, limb or property of any human being whether or not involved in the construction project of development of the said property.
9. In case of any dispute arising out of this agreement either of the parties have right to take legal actions before the Civil and Criminal Court having the jurisdiction of the said Court in Kolkata.
10. Be it noted that by this development agreement and the related development power of attorney, the developers 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 the 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 owners and the developers in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT**, piece and parcel of a land measuring more or less about 03 (three) Cottahs 04 (four) Chittaks 28 (twenty eight) Sq.ft. along with a straight two storied building total measuring about 2460 Sq.Ft. built up area (entire ground floor measuring about 1230 Sq.ft. built up area and entire first floor measuring about 1230 Sq.Ft. built up area), comprised in Mouza Sibpur, J.L. No. 42, Dag No. 188 (Part), Khatian no. 155, Touzi no. 151/2, within the jurisdiction of then Tollygunge now Regent Park Police Station, now within the limits of the Kolkata Municipal Corporation being Ward no. 097, lying and situated at KMC premises no. 45L, Manick Bandopadhyay Sarani, Police Station - Regent Park, Kolkata - 700040, District South 24 parganas, and the same is butted and bounded by,

**ON THE NORTH BY** : By 45/28 & 45/6, Moore Avenue ✓  
**ON THE SOUTH BY** : By 20 feet wide KMC road (Moore Avenue)  
**ON THE EAST BY** : By 45K, Moore Avenue  
**ON THE WEST BY** : By 20 feet wide KMC road (Moore Avenue)

*ADIT DUTTA*

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(Owners Allocation)**

"Owners Allocation" shall mean 50% of the entire constructed area in the G+III storied building, i.e.;

- i) Entire First Floor of the proposed G+III storied building,
- ii) 50% constructed area on the Third Floor Northern side of the proposed G+III storied building,
- iii) 50% constructed area on the Ground Floor Northern side of the proposed G+III storied building and two covered car parking space total measuring about 250 Sq.Ft. each measuring about 125 Sq.Ft., and
- iv) The developers shall pay a forfeit amount of Rs.7,00,000/- (Rupees Seven Lacs only) to the owners at the time of execution of this development agreement.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(Developer's Allocation)**

"Developers Allocation" shall mean the rest 50% constructed area of the G+III storied building to be constructed by the developers apart from the owners allocation as mentioned above.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(Common areas, facilities and maintenance)**

The common areas and facilities mentioned in this agreement shall include

- a. The foundation columns, girders, beams, supports, main walls, corridors, lobbies, stairs, stair ways, entrance to and exist from the building and intended for common use,
- b. Water pump, water tank, septic tank, water pipes and other plumbing installations.



- c. Electrical wiring, meters and fittings (excluding those as are installed for any particular flats).
- d. Pump motor, meter box.
- e. Ultimate roof and stair case room.
- f. Boundary walls and main gate.
- g. Drainage, under ground water reservoir and over head water tank shall of R.C.C.
- h. Open side spaces of the building.

Such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the said building as are necessary for passage user and occupation of the flats in common in the ground floor.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(SPECIFICATION)**

1. **FOUNDATION** : The foundation of the building shall be of R.C.C. structure, the foundation will be 3' 6" high from the tie beam with materials :
  - **Sand** :
    - i. Casting – Full Course
    - ii. Brick, Plastering and other works – Medium Course
  - **Stone** :  
5/8 Pure.
  - **Bricks** :  
Picket Bricks.
  - **Cement** :  
Lafarge, Ambuja and Ultra Tech.
  - **Iron Rods** :  
ISI mark as available in market.

2. **STRUCTURE** : The main structure of the building shall be of R.C.C. frame structure comprising of R.C.C. column , beam , slab(thickness 4"),etc (mixture ratio of stone, sand and cement 4:3:1).
3. **ELEVATION** : Attractive designed front elevation with exclusive finish.
4. **WALLS** : The external walls of the building will be 8" thick and partition walls be of 5" thick and inside the Flat shall be of 3" thick all be bounded with cement mortar.
5. **PLASTERING** : All internal surface shall be plastered with cement sand finished with Plaster of Paris. All the external walls shall be plastered with cement and sand and painted with Weather Coat of matching colour.
6. **FLOORING & SKARTINGING** : All the flooring and skirting of flat will be made with marble with machine polish finish.
7. **DOORS** : All door frames will be made of wood and the three main doors of the flats shall be of wood and the rooms door shall be of commercial flashed door. Toilet will have PVC frame and doors.
8. **WINDOWS** : All windows will be made of Aluminium sliding, fitted with glass.
9. **TOILET FITTINGS** : The toilet flooring will have marble. Walls shall have 6 feet Glazed Ceramic Tiles, above from the 6" skirting. All toilets will be Provided with concealed Pluming for water each bathroom have one Anglo Indian or Western Commode in colour, One coloured Basin each toilet will have concealed stop cock of local Brand along with 4 (four) outlet points in each toilet.
10. **KITCHEN FITTINGS / FIXTURES** : The kitchen will have marble and shall have Cooking Platform with Black Stone and black/ green granite along with matching steel Sink and ceramic tiles up to a height of 3 feet from the cooking slab along with on hole for exhaust fan.



11. **STAIRS** : All landings and steps of the stair- case will be of marble along with steel railing and the walls plastering along with plaster of paris.
12. **ELECTRICALS** : All electrical lines, to be concealed having first class copper wires (Havels) of proper gauge with earthen arrangement , all switches boards (modular) to be sheet metals with front cover of parapet sheet/ plug / socket etc. Are to be provided on all electrical points.
13. **ELECTRICAL POINTS** : 1) BED ROOMS – 5(five) electric points 2) LIVING/ DINNING ROOM –Two light points, One fan point, One 15 Amps power point, One 5 Amps power point 3) TOILET/ KITCHEN – One light point, 4)STAIRS – One light point on each landing 5) ROOFS/OTHERS – Adequate light points 6) one A.C., one Geyser point, one refrigerator point, one microwave point, one exhaust fan point, one aqua guard point and one washing machine point for Each Flat 7) GROUND- Adequate light points.
14. **LIFT** : A lift shall be installed for the said building of branded company.
15. **WATER SUPPLY** : One underground water reservoir for storing the Kolkata Municipal Corporation water and will provide two over head water reservoir of Patton Company along with shed over it for storing water with adequate Horse Power Capacity of Pump and Motor of a reputed branded company available in the market and the water lines from both the over head tanks will be separate with one spare submersible P/P system.
16. **EXTRA WORK** : Special fittings, flooring , fixtures in the flat will be provided at extra cost to be deposited before execution of the specific work , subject to feasibility.

**IN WITNESS WHEREOF** the Parties thereto, set sealed and subscribed their hands and seal on this the day, month and year first above written.

**WITNESSES:**

1. Puspopal  
Alipore police court  
KOL - 27

2. Anishee Dey  
Alipore Judges' court  
Road.  
KOL - 27.

1. Ranjana Mukherjee  
2. Rajat Subhra Mukherjee  
3. Indira  
4. Swagata Mukherjee  
5. Tilottama Chatterjee

**SIGNATURE OF THE OWNERS**  
DRC CONSTRUCTION

1. Govon Ray Choudhury  
2. Arjit Mukherjee  
3. Akhish Choudhury

Partn

**SIGNATURE OF THE DEVELOPERS**

**Drafted by me:**

Dilip Kumar Chatterjee

Advocate

Alipore Judges Court  
Kolkata - 700 027

F.No. 1373/1301/09



**MEMO OF CONSIDERATION**

**RECEIVED** from the above named DEVELOPERS the within mentioned sum of **Rs.7,00,000/- (Rupees Seven Lacs) only** being the part consideration money as per following:-

**MODE OF PAYMENT**

1. By Cheque nos. 729844, 729845, 729846 & 729849 dt. 17.12.2021 drawn on Indian Bank Rs. 1,00,000.00
2. By Cheque nos. 729851, 729852, 729853 & 729854, dt. 01.02.2022 drawn on Indian Bank, Ranikuthi Branch Rs. 6,00,000.00

Total

Rs.7,00,000.00**(Rupees Seven Lacs) only****WITNESSES**

1. Puspopal
2. Anshu Dey

Ranjana Mukherjee

Rajat Subhra Mukherjee

Anshu Dey

Sourav Mukherjee

Tilottama Chakraborty

**SIGNATURE OF THE OWNERS**



Rajana Mukherjee

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

Left hand					
Right hand					

Name Rajana Mukherjee

Signature Rajana Mukherjee



Rudrajit Datta

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

Left hand					
Right hand					

Name Rudrajit Datta

Signature Rudrajit Datta



Subhra

Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger

Left hand					
Right hand					

Name Rajat Subhra Mukherjee

Signature Rajat Subhra Mukherjee



Surajit Mukherjee

Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger

Left hand					
Right hand					

Name Surajit Mukherjee

Signature Surajit Mukherjee



Thumb

1<sup>st</sup> Finger

Middle Finger

Ring finger

Small Finger



Tilottama Chakraborty

Left hand					
Right hand					

Name Tilottama Chakraborty

Signature Tilottama Chakraborty

Thumb

1<sup>st</sup> finger

Middle Finger

Ring Finger

Small Finger



Gaurav Roy Choudhary

Left hand					
Right hand					

Name Gaurav Roy Choudhary

Signature Gaurav Roy Choudhary

Thumb

1<sup>st</sup> Finger

Middle Finger

Ring Finger

Small Finger



Aarjit Choudhary

Left hand					
Right hand					

Name Aarjit Choudhary

Signature Aarjit Choudhary

Thumb

1<sup>st</sup> Finger

Middle Finger

Ring Finger

Small Finger



Abhinav Choudhary

Left hand					
Right hand					

Name ABHINAV CHOUHARI

Signature Abhinav Choudhary





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

**GRN Details**

GRN: 192021220175907751      Payment Mode: Online Payment  
GRN Date: 01/02/2022 23:02:47      Bank/Gateway: AXIS Bank  
BRN : 321963698      BRN Date: 01/02/2022 23:02:08  
Payment Status: Successful      Payment Ref. No: 2000366957/1/2022  
[Query No\*/Query Year]

**Depositor Details**

Depositor's Name: CHANDAN TIWARI  
Address: ALIPORE POLICE COURT  
Mobile: 9836532233  
EMail: adv.chandantiwari@gmail.com  
Contact No: 9836532233  
Depositor Status: Advocate  
Query No: 2000366957  
Applicant's Name: Shri Dibyendu Chakraborty  
Identification No: 2000366957/1/2022  
Remarks: Sale, Development Agreement or Construction agreement

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000366957/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2000366957/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	7021
			<b>Total</b>	<b>16942</b>

IN WORDS: SIXTEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.



## Major Information of the Deed

Deed No :	I-1605-00292/2022	Date of Registration	02/02/2022
Query No / Year	1605-2000366957/2022	Office where deed is registered	
Query Date	01/02/2022 10:36:15 AM	1605-2000366957/2022	
Applicant Name, Address & Other Details	Dibyendu Chakraborty Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903192998, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 7,00,000/-]		
Set Forth value	Market Value		
Rs 2/-	Rs. 90,60,503/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 10,021/ (Article 48(g))	Rs 7,021/- (Article: E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manik Bandyopachyay Sarani (Moore Avenue), , Premises No: 45L, , Ward No: 097 Pin Code : 700040

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	3 Katha 4 Chatak 28 Sq Ft	1/-	74,00,003/-	Width of Approach Road: 20 Ft.,
Grand Total :				5.4267Dec	1/-	74,00,003 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2460 Sq Ft.	1/-	16,60,500/-	Structure Type: Structure

Gr. Floor, Area of floor : 1230 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete



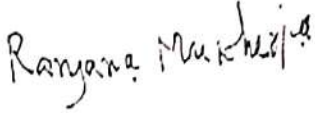
Floor No: 1, Area of floor : 1230 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete

Total :	2460 sq ft	1 /-	16,60,500 /-
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SI No. Lord Details :



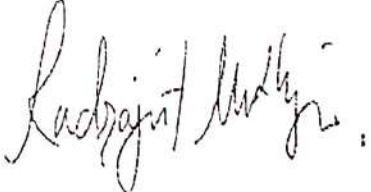
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Smt RANJANA MUKHERJEE</b> Wife of Late Ranjit Kumar Mukherjee Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office	 02/02/2022	 LTI 02/02/2022	 02/02/2022

45/L, Moore Avenue, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DGxxxxxx3F, Aadhaar No: 30xxxxxxxx0930, Status :Individual, Executed by: Self, Date of Execution: 02/02/2022  
, Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office




Name	Photo	Finger Print	Signature
<b>Shri RAJAT SUBHRA MUKHERJEE</b> Son of Late Ranjit Kumar Mukherjee Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office	 02/02/2022	 LTI 02/02/2022	 02/02/2022

45/L, Moore Avenue, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AOxxxxxx5M, Aadhaar No: 31xxxxxxxx9967, Status :Individual, Executed by: Self, Date of Execution: 02/02/2022  
, Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office




Name	Photo	Finger Print	Signature
<b>Shri RUDRAJIT MUKHERJEE</b> Son of Late Ranjit Kumar Mukherjee Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office	 02/02/2022	 LTI 02/02/2022	 02/02/2022

45/L, Moore Avenue, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ALxxxxxx0F, Aadhaar No: 50xxxxxxxx2516, Status :Individual, Executed by: Self, Date of Execution: 02/02/2022  
, Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office



Name	Photo	Finger Print	Signature
<b>Shri SUVRAJIT MUKHERJEE</b> Son of Late Surajit Mukherjee Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office	 02/02/2022	 LTI 02/02/2022	 02/02/2022

45/L, Moore Avenue, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx9Q, Aadhaar No: 87xxxxxxx4928, Status :Individual, Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office

5	Name	Photo	Finger Print	Signature
	<b>Smt TILOTTAMA CHAKRABORTY, (Alias: Smt TILOTTAMA MUKHERJEE)</b> Daughter of Late Surajit Mukherjee Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office	 02/02/2022	 LTI 02/02/2022	 02/02/2022

45/L, Moore Avenue, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AOxxxxxx5M, Aadhaar No: 40xxxxxxx7776, Status :Individual, Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office




**Developer Details :**



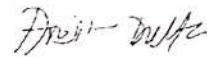
SI No	Name,Address,Photo,Finger print and Signature
1	<b>DRC CONSTRUCTION</b> 177/C, Regent Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AAxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative






Representative Details :



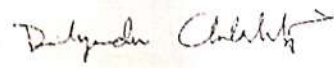
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Shri SOVON RAY CHAUDHURI</b> Son of Shri Apu Roy Chowdhury Date of Execution - 02/02/2022, , Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office	 Feb 2 2022 3:04PM	 LTI 02/02/2022	 02/02/2022
55, Sukanta Pally, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKxxxxxx9J, Aadhaar No: 82xxxxxxxx0708 Status : Representative, Representative of : DRC CONSTRUCTION (as partner)			

Name	Photo	Finger Print	Signature
<b>Shri ARIJIT DUTTA (Presentant)</b> Son of Shri Arun Chandra Dutta Date of Execution - 02/02/2022, , Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office	 Feb 2 2022 3:05PM	 LTI 02/02/2022	 02/02/2022
177/C, Regent Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASxxxxxx0J, Aadhaar No: 60xxxxxxxx6423 Status : Representative, Representative of : DRC CONSTRUCTION (as partner)			

Name	Photo	Finger Print	Signature
<b>Shri Abhijit CHOUDHURI</b> Son of Late M L CHOUDHURI Date of Execution - 02/02/2022, , Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office	 Feb 2 2022 3:05PM	 LTI 02/02/2022	 02/02/2022
205/B, Regent Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx5K, Aadhaar No: 48xxxxxxxx6674 Status : Representative, Representative of : DRC CONSTRUCTION (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Shri Dibyendu Chakraborty</b> Son of Shri Partosh Chakraborti Alipore Judges Court, City , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			



02/02/2022

02/02/2022

02/02/2022

Transfer of Smt RANJANA MUKHERJEE, Shri RAJAT SUBHRA MUKHERJEE, Shri RUDRAJIT MUKHERJEE, Shri  
 Smt SUVRAJIT MUKHERJEE, Smt TILOTTAMA CHAKRABORTY, Shri SOVON RAY CHAUDHURI, Shri ARIJIT DUTTA,  
 Shri Abhijit CHOUDHURI

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt RANJANA MUKHERJEE	DRC CONSTRUCTION-1.08533 Dec
2	Shri RAJAT SUBHRA MUKHERJEE	DRC CONSTRUCTION-1.08533 Dec
	Shri RUDRAJIT MUKHERJEE	DRC CONSTRUCTION-1.08533 Dec
	Shri SUVRAJIT MUKHERJEE	DRC CONSTRUCTION-1.08533 Dec
	Smt TILOTTAMA CHAKRABORTY	DRC CONSTRUCTION-1.08533 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt RANJANA MUKHERJEE	DRC CONSTRUCTION-492.00000000 Sq Ft
2	Shri RAJAT SUBHRA MUKHERJEE	DRC CONSTRUCTION-492.00000000 Sq Ft
3	Shri RUDRAJIT MUKHERJEE	DRC CONSTRUCTION-492.00000000 Sq Ft
4	Shri SUVRAJIT MUKHERJEE	DRC CONSTRUCTION-492.00000000 Sq Ft
5	Smt TILOTTAMA CHAKRABORTY	DRC CONSTRUCTION-492.00000000 Sq Ft



On 02-02-2022

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

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

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

Presented for registration at 13:15 hrs on 02-02-2022, at the Office of the A.D.S.R. ALIPORE by Shri ARIJIT DUTTA

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 90,60,503/-

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

Execution is admitted on 02/02/2022 by 1. Smt RANJANA MUKHERJEE, Wife of Late Ranjit Kumar Mukherjee, 45/L, Moore Avenue, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 2. Shri RAJAT SUBHRA MUKHERJEE, Son of Late Ranjit Kumar Mukherjee, 45/L, Moore Avenue, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service, 3. Shri RUDRAJIT MUKHERJEE, Son of Late Ranjit Kumar Mukherjee, 45/L, Moore Avenue, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service, 4. Shri SUVRAJIT MUKHERJEE, Son of Late Surajit Mukherjee, 45/L, Moore Avenue, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service, 5. Smt TILOTTAMA CHAKRABORTY, Alias Smt TILOTTAMA MUKHERJEE, Daughter of Late Surajit Mukherjee, 45/L, Moore Avenue, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service

Indetified by Shri Dibyendu Chakraborty, , Son of Shri Paritosh Chakraborti, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-02-2022 by Shri SOVON RAY CHAUDHURI, partner, DRC CONSTRUCTION (Partnership Firm), 177/C, Regent Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Shri Dibyendu Chakraborty, , Son of Shri Paritosh Chakraborti, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 02-02-2022 by Shri ARIJIT DUTTA, partner, DRC CONSTRUCTION (Partnership Firm), 177/C, Regent Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Shri Dibyendu Chakraborty, , Son of Shri Paritosh Chakraborti, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 02-02-2022 by Shri Abhijit CHOUDHURI, partner, DRC CONSTRUCTION (Partnership Firm), 177/C, Regent Colony, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Shri Dibyendu Chakraborty, , Son of Shri Paritosh Chakraborti, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7,021/- ( B = Rs 7,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/02/2022 11:04PM with Govt. Ref. No: 192021220175907751 on 01-02-2022, Amount Rs: 7,021/-, Bank: AXIS Bank ( UTIB00000005), Ref. No. 321963698 on 01-02-2022, Head of Account 0030-03-104-001-16



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2022, Page from 13706 to 13752

being No 160500292 for the year 2022.



*Sukanya Talukdar*

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(Sukanya Talukdar) 2022/02/15 01:55:59 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

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