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पश्चिमबङ्ग पश्चिमबङ्गाल WEST BENGAL

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*Whereas the document is admitted for registration, the signature sheets and the endorsement sheets attached with the document are part of this document.*

S-30/20/21

District Sub-Registrar-IV  
 Registration 1908  
 Sub 24 Purganas

15 FEB 2021

**DEVELOPMENT AGREEMENT**

**THIS INDENTURE** is made on this 15<sup>th</sup> day of February, 2021 (Two thousand and Twenty One)

**BETWEEN**

No. 1611 Dist. Sub. Reg. Alipore  
Name Atanu Seal. Adv  
Address Alipore  
Vendor [Signature]

L. K. DAS  
Licenced Stamp Vendor  
Alipore Criminal Court



Identity Me.  
[Signature]  
RAHUL PARUI  
Sp. 4. Pradip Parui  
Alipore Police Court  
Kolkata- 700027

[Signature]  
District Sub-Registrar  
Alipore, South 24 P.S.  
15 FEB 2021

1) **SRI CHANDRA NATH CHANDRA (PAN No. ACGPC3858C, AADHAAR No. 750138896349)**, Son of Late Krishna Kali Chandra, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 310, G.L.T Road, Flat no. 303, P.O & P.S Baranagar, Kolkata - 700036,  
 2) **SRI CHANDRA SEKHER CHANDRA (PAN No. AJDPC8965E, AADHAAR No. 368832935099)**, Son of Late Krishna Kali Chandra, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 1A, Gopal Doctor Road, P.O - Khidderpore, P.S - Watgunge, Kolkata - 700 023, 3) **SRI CHANDRA KUMAR CHANDRA (PAN No. ACRPC3182A, AADHAAR No. 371030947700)**, Son of Late Krishna Kali Chandra, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 8B, Manilal Banerjee Road, P.O - Khidderpore, P.S - Watgunge, Kolkata - 700 023, 4) **SRI CHANDRA KIRAN CHANDRA (PAN No. ACRPC3181D, AADHAAR No. 991626394976)**, Son of Late Krishna Kali Chandra, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 8B, Manilal Banerjee Road, P.O - Khidderpore, P.S - Watgunge, Kolkata - 700 023, , hereinafter called and referred to as the "**OWNERS**" (which expression shall unless excluded by or otherwise repugnant to the context be deemed to mean and include their heirs administrators, legal representatives and assigns) of the **ONE PART**.

**AND**

1) **MR. SUPHAS DAS (PAN NO. AOWPD8297C) (AADHAAR NO. 4012 0796 0905)** , son of Sri Raju Das, by religion-Hindu, by occupation Business, residing at 3, Pitambar Sarkar Lane, P.S-Watgunge, P.O. Khidderpore, Kolkata-700023 and 2) **MR RAMESH SHAW (PAN No. BRXPS6772C) (AADHAAR NO. 637149916972)** Son of Shri Jamuna Shaw, 12/1/1/L, Belighata Raod, Post Office: Beliaghata, Beliaghata, District :- South 24-Parganas, WestBengal, India, PIN-700015., hereinafter called and referred to as the **DEVELOPERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors, administrators, legal representatives, successors in office and/or assigns) of the **OTHERPART**.

**WHEREAS** the Owners herein above by virtue of inheritance as well as purchase have jointly became the absolute owners in respect of **ALL**

**THAT** piece and parcel of property measuring a total land area of 1 Kattah 2 Chittak 6 Sq.ft more or less including existing dilapidated structure 3 Storied residential building measuring about 1500 Sq.ft (500 sq.ft each) standing thereon lying and situated at 1A, Gopal Doctor Road, P.O – Khidderpore, P.S- Watgunge, Kolkata-700023 having assessee no. 110760500010, under K.M.C ward no. 076 fully and particularly mentioned in **THE FIRST SCHEDULE** of this deed , described herein below.

**AND WHEREAS** the Owners herein became the owners by virtue of inheritance from their predecessor in respect of the 1/3<sup>rd</sup> share of the First Schedule herein

**AND WHEREAS** the Owners herein subsequently during pendency of a Suit fo Partition filed by one Kali Shankar Chandra, since deceased the other co-sharer of the property pending before the Ld. 7<sup>th</sup> Sub Judge at Alipore vide Title Suit no. 17 of 1979 had jointly purchased 2/3<sup>rd</sup> share of the First Schedule herein by virtue of one Deed of Sale dated 6<sup>th</sup> November, 2000 from Rebati Rani Chandra, Ajoy Kumar Chandra, Tapan Kumar Chandra and Manju Nag (Chandra) legal heirs of Late Kali Shankar Chandra which was registered in the Office of ADSR, Alipore vide in Book no. I, CD Volume no. 501 page from 656 to 678 being no. 07817 for the year 2012 .

**WHEREAS** Owners herein are the absolute owner according to Hindu Succession Act in respect of **ALL THAT** piece and parcel of property measuring a total land area of 1 Kattah 2 Chittak 6 Sq.ft more or less including existing dilapidated structure 3 Storied residential building measuring about 1500 Sq.ft (500 sq.ft each) standing thereon lying and situated at 1A, Gopal Doctor Road, P.O – Khidderpore, P.S- Watgunge, Kolkata-700023 having assessee no. 110760500010, under K.M.C ward no. 076 fully and particularly mentioned in **THE FIRST SCHEDULE** of this deed , described herein below.

**AND WHEREAS** the owners in course of such owning and possessing of the property mentioned here in above and hereunder in first schedule having desirous of developing the said premises, by constructing a multi storied building.

**AND WHEREAS** The **Owners** thereby expressed/ approached their intention on appointing and engaging suitable Developers / Contractors for development of their first schedule mentioned property and thus the said Owners, willfully proposed and requested to the said Developers, the party of the Second Part herein of the **OTHER PART**, herein for taking over the said Plot/ Land with old building/ structure exclusively for development and thereby built, construction of a newly Multi Storied/Project inter alias on the above mentioned said plot/land of the said Owner and after mutual discussion in between the both owners and the developers hereinafter made several searches and/or investigation regarding the right, title and interest of the said **Owners** and fully satisfied regarding the right, title and interest of the aforesaid plot of land as hereinbefore recited and made themselves satisfied towards title of the said property inter alias thereby has accepted the said offer of the Land Owner and has agreed to develop the property of the said **Owners** and to construct the proposed multistoried building/s upon the said landed property of **OWNERS** of **ALL THAT** piece and parcel of property measuring a total land area of 1 Kattah 2 Chittak 6 Sq.ft more or less including existing dilapidated structure 3 Storied residential building measuring about 1500 Sq.ft (500 sq.ft each) standing thereon lying and situated at 1A, Gopal Doctor Road, P.O - Khidderpore, P.S- Watgunge, Kolkata-700023 having assessee no. 110760500010, under K.M.C ward no. 076 fully and particularly mentioned in **THE FIRST SCHEDULE** of this deed , described herein below

**AND WHEREAS** now the Owners herein have decided to develop their aforesaid plot of land **ALL THAT** piece and parcel of property measuring a total land area of 1 Kattah 2 Chittak 6 Sq.ft more or less including existing dilapidated structure 3 Storied residential building measuring about 1500 Sq.ft (500 sq.ft each) standing thereon lying and situated at 1A, Gopal Doctor Road, P.O - Khidderpore, P.S- Watgunge, Kolkata-700023 having assessee no. 110760500010, under K.M.C ward no. 076 fully and particularly mentioned in **THE FIRST SCHEDULE** of this deed which is also described in the First Schedule herein and thus made negotiations with the Developer herein from time to time and upon such negotiations and discussions the Owners and the Developers jointly have formulated a scheme to carry out the Development work of the plot of

land as described in the First Schedule hereunder mentioned in the manner hereinafter appearing.

In the matter of the proposed Development Work upon the plot of land of the owner herein, by way of construction of multi storied building in the land as described in the First Schedule hereunder written, the owner has represented to developer as follows .

The Owners are the joint and absolute owner of **ALL THAT** piece and parcel of property measuring a total land area of 1 Kattah 2 Chittak 6 Sq.ft more or less including existing dilapidated structure 3 Storied residential building measuring about 1500 Sq.ft (500 sq.ft each) standing thereon lying and situated at 1A, Gopal Doctor Road, P.O - Khidderpore, P.S- Watgunge, Kolkata-700023 having assessee no. 110760500010, under K.M.C ward no. 076 fully and particularly mentioned in **THE FIRST SCHEDULE** of this deed , described herein below which is also described in the First Schedule hereunder mentioned.

The Owner herein have declared that the plot of land as mentioned and described in the First Schedule hereunder is free from all encumbrances, charges, liens, lispence, acquisition/requisition, trust, whatsoever, and howsoever in nature .

There are no suits litigations, or legal proceedings, pending in respect of the said plot of land or any part thereof before any Court of Law.

No person other than the land owner herein has any right and/or in the nature of Ownership in the said plot of land or any part thereof.

The Owner have not in any way dealt with the said plot of land and further assures that they have not entered into any Agreement for Sale or any Agreement for Development or otherwise and the same is not charged with any Bank, or Financial Institution and they do hold and or possess the original documents of title of the said plot of land.

The Owner hereby give permissions to the Developer herein to enter upon the First Schedule hereunder mentioned plot of land for the

purpose of Development, demolition of the existing structures and construction of the multi storied building. ✓

The Owner agrees to execute this instrument as well as the Development Power of Attorney Authorizing the Developer to do all such acts and things that are necessary for the development of the First Schedule hereunder mentioned plot of land, demolition of the existing structure thereupon construction of the proposed multistoried building and to obtained advance booking for the newly constructed apartments or flats or areas to be constructed on the said plot of land. ✓

The owners also agree with the Developers herein to sign and execute from time to time the necessary applications, plans, for layout, subdivision, construction of the building and other applications necessary to be submitted to the appropriate authority or authorities concerned at the request of and at the cost of Developers. ✓

The Owner shall be indemnified from any action, fines, penalties or costs and expenses for any violation of any statutory provisions in relation to the said Development and construction by the developer.

The Owner shall not object to any construction or laying of sewerage, drainage, water pipes, cables, or other provisions made in accordance with the law and scheme of construction of the said multi storied building upon the plot of land as described in the First Schedule hereunder written. ✓

The said Development work and construction of multi storied building should be carried out under the direct supervision and in presence of Developer and the Developers' presents at the site of construction is a condition of this Development Agreement. However for the purpose of said development and construction, the developer may take the assistance of architect, building contractor and others but the work of development should be carried out under the direct physical supervision of the developers or their duly authorized agent or agents. ✓

The Developer undertakes to keep the Owner herein fully indemnified against the harmless from any losses, costs, charges, expenses or claims ✓

by any of Developers' contractors, architects, workers or agents for any breach of any statutory or contractual obligations.

The land owner also declares that prior to entering into this Development Agreement they did not execute any Development Agreement, Development/ General Power of Attorney or any other instrument or instruments in respect of transfer of their his plot of land which are also described in the First Schedule hereunder mentioned, with any person or persons.

The developer also declare that if any claim from any other person or persons have arisen in connection with right, title and interest of the said property in that event the owners will be liable and also shall take responsibility for the same .

The Developer shall be entitled to make advertisement, hung-up advertisement boards upon the said plot of land and do such other things as might be required for the purpose of sell of the newly constructed flats in the said premises to be constructed without any way prejudicing the interest of the Owner.

**The Developers relied upon the aforesaid representations of the Owners and upon subsequent assurance of the Owners, and the Developers have agreed to undertake the Development work upon the said plot of land as described in the First Schedule hereunder mentioned, on the terms and conditions hereinafter appearing.**

1) The new individual multistoried building as proposed to be constructed in the plot of land which is morefully and particularly described in the First Schedule of the indenture would be multi storied building comprising of several Flats in the building, in accordance with the Sanctioned Building Plan as would be prepared by the Developers through their Architect and the entire costs and expenses shall be borne by the Developers herein and subsequently which would be sanctioned by The Kolkata Municipal Corporation in accordance with its Rules.

2) **LAND AND PREMISES:** Shall mean and include **ALL THAT** piece and parcel of property measuring a total land area of 1 Kattah 2 Chittak



6 Sq.ft more or less including ...  
thereon lying and situated at 1A, Gopal Doctor Road, P.O - Khidderpore,  
P.S- Watgunge, Kolkata-700023 having assessee no. 110760500010,  
under K.M.C ward no. 076 fully and particularly mentioned in **THE**  
**FIRST SCHEDULE** of this deed hereunder mentioned.

3. **OWNER** : 1) **SRI CHANDRA NATH CHANDRA (PAN No. ACGPC3858C, AADHAAR No. 750138896349)**, Son of Late Krishna Kali Chandra, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 310, G.L.T Road, Flat no. 303, P.O & P.S Baranagar, Kolkata - 700036, 2) **SRI CHANDRA SEKHER CHANDRA (PAN No. AJDPC8965E, AADHAAR No. 368832935099)**, Son of Late Krishna Kali Chandra, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 1A, Gopal Doctor Road, P.O - Khidderpore, P.S - Watgunge, Kolkata - 700 023, 3) **SRI CHANDRA KUMAR CHANDRA (PAN No. ACRPC3182A, AADHAAR No. 371030947700)**, Son of Late Krishna Kali Chandra, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 8B, Manilal Banerjee Road, P.O - Khidderpore, P.S - Watgunge, Kolkata - 700 023, 4) **SRI CHANDRA KIRAN CHANDRA (PAN No. ACRPC3181D, AADHAAR No. 991626394976)**, Son of Late Krishna Kali Chandra, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 8B, Manilal Banerjee Road, P.O - Khidderpore, P.S - Watgunge, Kolkata - 700 023, who are the absolute owners of the plot of land described in the First Schedule hereunder written.

4) **DEVELOPER** : 1) **MR. SUBHAS DAS (PAN NO. AOWPD8297C) (AADHAAR NO. 4012 0796 0905)** , son of Sri Raju Das, by religion- Hindu, by occupation Business, residing at 3, Pitambar Sarkar Lane, P.S-Watgunge, P.O. Khidderpore, Kolkata-700023 and 2) **MR RAMESH SHAW (PAN No. BRXPS6772C) (AADHAAR NO. 637149916972)** Son of Shri Jamuna Shaw, 12/1/1/L, Belighata Raod, Post Office: Beliaghata, Beliaghata, District :- South 24-Parganas, WestBengal, India, PIN-700015.

5) **BUILDING PLAN** : Shall mean and include, the plan or plans of the new building to be constructed in the plot of land, necessary for construction of the proposed multi storied building upon the First

SCHEDULE II  
be approved and sanctioned by the building department, of KOLKATA Municipal Corporation, shall also wherever the context permits include such plans, drawing designs, elevations, specifications as prepared by the Architects including variations/modifications therein, if any. The all expenses will be borne by the Developers.

6) **NO DEMISE OR ASSIGNMENT** : Nothing in these present shall be construed as a demise or assignment or conveyance in law of the premises or any part thereof to the developer by the owner or as creating any right, title and interest therein in favour of the Developer except to develop the premises in terms of this agreement. The Developer shall not be entitled to mortgage or hypothecate the land and building of the said premises for the purpose of borrowing money but any of the intending purchaser or purchasers of the units under Developer's allocation shall be entitled to apply for loan from any bank or any financial institution for the purchase of any units under Developer's allocation and for that purpose the said intending purchaser or purchasers can borrow money from any bank or banks.

**NOW THIS AGREEMENT WITNESSETH AND BOTH THE PARTIES HAVE AGREED** as follows :-

1. The Developer shall construct multi-storied building or buildings in accordance with the KMC sanctioned plan including its all amendments and rectifications specifications attached therewith at their own cost and the developers have been prima-facie satisfied about the marketable title of the Owners as above set forth and the developer shall be entitled to receive that any refund from the KMC.
2. The Owner shall hand over the vacant and peaceful possession of their property unto and in favour of the Developer free from all encumbrances and lispendens for the construction of the said proposed multistoried building at the time of execution of this agreement and handover original Title Deed relating to the property to the developers for the purpose of construction work and selling of Developer's Allocation to the newly constructed building and for the purpose of carrying on the development work.
3. The Developer shall at their own cost, obtain rectified or amendments building sanctioned plan from the KMC by depositing

all the sanction fees, water connection fees, drainage connection fees for and on behalf of the Owner and the Developer shall be entitled to all refunds of fees from the KMC.

4. The Developer, shall complete the construction of the said new multi-storied building or building within **36 months** from the date of obtaining sanction plan of proposed building on the said land and shall deliver undisputed possession of the Owner's Allocation more particularly described in the **SECOND SCHEDULE** written hereunder as the owner's allocation.
5. The Owner shall also give a Registered Development Power of Attorney in favour of the Developer to facilitate the construction work of the said multi-storied building or buildings including to sell the remaining constructed portion allocated in favour of the developer excluding the areas of the Owner's allocation to any intending purchaser/ purchasers at THEIR own discretion.
6. The Owner shall not object against or put any hindrance to enter into any Agreement for Sale or to sell any flat or flats to any intending purchaser/purchasers out of the Developer's Allocation, save and except the said constructed area to be allotted to the Owners. The Developers will also be entitled to enter into an agreement for sale of her allocated portion to any intending purchaser / purchasers.
7. The Owner shall not interfere into the construction work of the said multi-storied building or buildings, provided the developer shall proceed with the construction work as per Sanctioned Plan and the Owners shall be entitled to make inspection of their allocated portion in which the developer shall be bound to give best quality materials.
8. The Owners shall, at their own cost, make the aforesaid property free from encumbrances and also make the properties free from defects in title, if any.
9. The Developers shall bear all expenses including the cost of building materials, sanitary works and fittings, electrical works and

fittings, labour charges, fees for plan sanction and all other necessary and ancillary charges which are necessary for the purpose of construction of the said multi-storied building or buildings including installation of electric motor water lifting pump and common electric meter for the common spaces and purposes at their own cost.

10. The Developers shall complete the said multi-storied building or buildings with first class building materials in accordance with the rectified or amendments KMC sanctioned building plan and specifications within 36 months from the date of obtaining the sanction plan of the building to be constructed in the said plot of the land.
11. The Developers shall be entitled to rectify and amend the building plan as well as amalgamate the schedule with neighbour property/s as and when necessary without obtaining prior consent of the Owner save and except the Owner's allocation.
12. The Developers shall, at their own cost, appoint Architect, LBS and Advocates, the labours, watchman, Masons etc. for the said construction work of the multi-storied building or buildings and shall appoint Advocate for carrying on all the legal acts, deeds and things.
13. The Developers shall be liable for any dispute and/or if enter into any agreement in connection with the development of the said property with any third party without impleading and/or involving the Owners during the period of the said construction work of the said multi-storied building or buildings.
14. The Developer shall be entitled to fix sign-board or hoarding for the purpose of advertisement of the sale of the flat or flats of their share.
15. The Developer shall deliver the possession of the Owner's allocation to the Owner before the delivery of possession of the flat/flats to any other intending purchaser/s; and the Owner shall receive the owner's allocation as per **SECOND SCHEDULE** as the Owners' allocation.
16. **The Owners do hereby declare as follows :-**
  - a) The said property, described in the **FIRST SCHEDULE** written hereunder is free from all encumbrances and lispensens.

- b) There is no impediment to construct the building under the provisions of Urban Land (Ceiling & Regulation) Act, 1976 and a clearance is to be obtained from the competent authorities.
  - c) There is no bar for and on behalf of the Owner to enter into this agreement or otherwise to transfer their property.
  - d) There is no impediment to obtain the sanctioned plan in respect of the premises of the Owner subject to the clearance to be obtained from the Kolkata Improvement Trust, KMDA, and Urban Land Ceiling Department.
17. That if any other person claims himself or herself as legal heir and/or tenant with full satisfaction other than the existing owner and/or tenant mentioned in this deed, in that case the share of such person/s shall be adjusted from the owner's allocation morefully described in Second Schedule hereunder.
18. **The Developers do hereby declare as follows :-**
- a) The Developers shall bear all the expenses of the construction of the said new building or buildings.
  - b) The Developers shall provide and install the necessary facilities and amenities to the beneficial use of the several self-contained flat or flats to be constructed into the said new multi-storied building or buildings.
  - c) The Developers shall complete the construction of the said new multi-storeyed building or buildings by investing their own capital.
19. The Developer shall be at liberty to own and possess entire Developer's allocation on the project for sale or dispose of the same to any prospective purchaser/purchasers at a consideration money as may the Developer at their discretion think fit and proper.
20. The Owners shall indemnify and/or kept indemnified the Developers from any third party, if claim in respect of the **FIRST SCHEDULE** property simultaneously, the Developer shall also indemnify or keep indemnified the Owner against any third party claim or dispute during the period of the construction of the said new multi-storied building or buildings if any and the Owners shall co-operate with the Developers in every respect for the construction of the said multi-storied building, provided the said construction shall be made as per the sanctioned Plan of the K.M.C. and /or any amendment thereto.

21. The developers shall be liable to provide allocation of the existing tenant mentioned in this deed from their Developer's allocation.
22. The Owners shall pay all the rates and taxes upto the date of delivery of the land to the Developers and also simultaneously the Developers shall pay the rates and taxes during the construction period, thereafter, the Developers shall pay the rates and taxes in respect of their allocation and also pay proportionate share of expenses and maintenance of the said multi-storied building and buildings and the Owner shall pay the rates and taxes including proportionate share of maintenance cost in respect of the Owner's allocation from the date of delivery of the possession of the same after issuance of possession certificate from the side of the Developers.
23. The Developers shall be entitled to any vertical or horizontal construction of the building by amending or rectifying the KMC Sanctioned Plan.
24. The developers shall install the main electric service line, into the said proposed multi storied building along with electric meter for common spaces and purposes of the said multi storied building and the Owner shall install the required electric meter in their respective names in respect of the Owner's allocations in to the said proposed building at their own cost.
25. Both the parties hereto including their respective nominee or nominees shall abide by the rules and regulations and / or common restrictions mentioned herein for the enjoyment of the common parts and portions of the said proposed multistoried building to be constructed upon the said property and also pay their respective proportionate share of maintenance as provided herein.
26. Both the Owners and the developers including their respective successors and nominees shall abide by all the terms and conditions and rules and regulations enumerated in this agreement.
27. The developers shall not be regarded in breach of any of the terms and conditions herein contained and on the part of the developer to be performed and observe if they are prevented by any of the conditions which is beyond control of the developer such as fire, earth-quake, riot, civil commotion natural calamity, or any local

problems to an extent of breach of law and other situation and in any other unavoidable circumstances.

28. After completion of the said development work both the parties hereto or their nominees or all the flat owners shall form a Society or Association for the purpose of carrying on maintenance of the building and its common parts, portion, areas, services, amenities and utilities and the said Society or Association will be form in accordance of W.B. Apartment Ownership Act.
29. The developers shall be entitled to obtain bank finance from any bank or financial institution for carrying on the construction work by creating a charge or mortgage over and in respect of the developer allocation and it is hereby expressly agreed and declared that in no event the Owner shall assume any financial liability and /or responsibility in respect of the such loan availed by the developer and the developer shall keep indemnified the Owner from such liability or claims in respect of the said loan.
30. All the disputes and proceedings relating to this agreement shall be adjudicated before the competent court of law under whose jurisdiction the said property is lying and situated.
31. The copy of Building Sanction Plan of KMC must be handed over to the Owners as soon as the developers will have it in her possession before commencement of construction.
32. This agreement shall subsist and valid till the completion of sale and registration of Deed of Conveyance of developer's allocation into the said proposed multi-storied building.

**SPACE ALLOCATIONS IN THE PROPOSED NEW BUILDING :-**

**A) OWNERS' ALLOCATIONS** : After completion of the proposed new multistoried building upon the plot of land as described in the **FIRST SCHEDULE** hereunder written, the Developer shall provide to the owners One Flat measuring more or less 945 sq.ft super built up on the Third floor and One Flat measuring more or less 945 sq.ft super built up on the Fourth floor of the proposed building which is also morefully described in the **SECOND SCHEDULE** hereunder

**B) DEVELOPER'S ALLOCATIONS** :- After completion of the proposed new multi storied building upon the land as described in the **FIRST**

**SCHEDULE** hereunder written, the Developers will get remaining portion of the proposed building which is also described in the **THIRDSCHEDULE**.

Simultaneously with the execution of these presents the Owner shall handover to the Developer all original documents of title, Municipal Tax receipts etc. from their custody against Accountable Receipts/Acknowledgement in respect of their plot of land in order to enable the Developers to do all preparatory works of development of the said land and firstly for the purpose of obtaining the sanction of the Building Plan from the Kolkata Municipal Corporation and also for subsequent jobs regarding construction.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(Description of land property of Owner)**

**ALL THAT** piece and parcel of property measuring a bastu total land area of 1 Kattah 2 Chittak 6 Sq.ft more or less including existing dilapidated structure 3 Storied residential building/<sup>with cemented floor</sup> measuring about 1500 Sq.ft (500 sq.ft each <sup>(floor)</sup>) standing thereon lying and situated at 1A, Gopal Doctor <sup>lane</sup> Road, P.O - Khidderpore, P.S- Watgunge, Kolkata-700023 having assessce no. 110760500010, under K.M.C ward no. 076.

**NORTH** : Gopal Doctor ~~Road~~ lane  
**SOUTH** : 21/1A, Rama Nath Paul Road lane  
**EAST** : 1B, Gopal Doctor Road lane  
**WEST** : 1/1, Gopal Doctor Road lane

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(Owner's allocation)**

The proposed multi-storied building to be erected upon the **FIRST SCHEDULE** property according to the building plan sanctioned by the KMC with its all rectification and amendments and as per Specification mentioned in **Annexure - A'**, which consisting of several self contained residential flats inhabitable conditions of the said proposed multistoried



building together with undivided proportionate share of land described in the **FIRSTSCHEDULE** written herein above along with to use the common parts and portions of the said building described in the **FOURTH SCHEDULE** written hereunder commonly, with the Developer and its nominees. the Developers shall provide to the owners One Flat measuring more or less 945 sq.ft super built up on the Third floor and One Flat measuring more or less 945 sq.ft super built up on the Fourth floor of the proposed building of the proposed building . ✓

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(Developer's allocation)**

The multi storied building to be erected upon the **FIRST SCHEDULE** property according to the building plan sanctioned by the KMC with its all rectification and amendments and as per Specification mentioned in **Annexure - A'**, which consisting of several self contained residential flats inhabitable conditions of the said proposed multistoried building together with undivided proportionate share of land described in the **FIRSTSCHEDULE** written herein above along with to use the common parts and portions of the said building described in the **FOURTHSCHEDULE** written hereunder commonly, with the Developer and its nominees. **Developers** will be allotted in remaining portion in the proposed multi storied building.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**(Description of Common Area/Parts/Portions in the said building)**

1. Compound walls, compound lightings and fixtures;
2. Entrance Gate;
3. Wiring of Electrical Installations, Meter Space, Water Pump Space;
4. Service Areas;
5. Stair Cases and Landings and Common passage on all floors.
6. Overhead Water Tank, Underground Water Reservoir;
7. Water Supply lines from underground Reservoir and Overhead Water Tank to Toilets, Kitchen etc.
8. Sewerage lines, Water, drainage pipes lines;
9. Space required for common utilities etc.
10. Such other space or spaces in the Building/Premises for beneficial, use, enjoyment of the Flat with other Co-owners;

**ANNEXURE-"A"**  
**SPECIFICATIONS FOR CONSTRUCTION**

The Construction shall be done with standards quality materials

<b>General</b>	The building shall be R.C.C. framed structure as per the design of the Architect and Engineer. :
<b>Excavation</b>	: Earth work in excavation of foundation trenches of drains in all sorts of soils including removing, spreading or staking the spoils as directed and including the trimming the sides of trenches leveling dressing and ramming the bottoms, bailing out water etc. as required complete.
<b>Earth Filling</b>	Earth work in filling in foundation, trenches, plinth etc. with good earth in layer not exceeding 6" at the time including catering and ramming etc. layer by layer
<b>Foundation Bedding</b>	R.C.C. (1:3:6), 3" thick in leveling course for foundation bedding.
<b>Brick Wall</b>	All exterior brick works shall be 8" thick of approved quality and CM. (1:6). All partition walls shall be 5" thick with bricks of approved quality and CM. (1:4).
<b>R.C.C. Work</b>	Providing and laying concrete mix. (1:1) (1:2:4) with reinforcement design in foundation, tie beams, lintels, columns, floor beams, floor slabs, stair case, chajja, drop wall etc.;

<b>Floor finish skirting Dado etc.</b>	Floor Tiles in drawing and dining and in all other rooms 2'-0" high white glazed tiles dado will be provided over cooking platform in kitchen; In toilets cast-in-citu Tiles floor will be provided with 6" high skirting; . Dado will be 6'-0" high above the 6" high skirting with white glazed tiles in toilet;
<b>Plaster</b>	The outside of the building will have plaster 4/2" thick (Ave) whereas, the inside plaster will be thick (Ave.)
<b>Doors and Windows</b>	<ul style="list-style-type: none"> <li>a. Ply Wood Door</li> <li>b. Wood frame.</li> <li>c. PVC Door in Bath room</li> <li>d. Aluminum Sliding window with box grill</li> </ul>
<b>Plaster of Paris and Snowcem and weather coating on the common space</b>	The building will be painted externally weather court. The inside of the building wall have putty on plastered surface;
<b>Toilets &amp; Kitchen</b>	<p><b>Toilet</b></p> <ul style="list-style-type: none"> <li>1. Western type W.C white colour and PVC cistern</li> <li>2. One Shower point</li> <li>3. one tap point</li> <li>4. Tiles upto 6 ft. hight</li> </ul> <p><b>Kitchen</b></p> <p>Kitchen (Marble)</p> <ul style="list-style-type: none"> <li>a. One kitchen sink with tap;</li> <li>b. Tiles on the walls upto 3 feet from the working platform;</li> </ul>
<b>Roof:</b>	<ul style="list-style-type: none"> <li>i. Roof I.P.S. of approved quality will be provided over the roof;</li> <li>ii. 3'-0" high parapet wall will be</li> </ul>

	<p>provided all around the roof slab;</p> <p>ii. Suitable asbestos PVC rain water pipe for proper drainage of water from roof;</p>
<b>Electrical</b>	<ol style="list-style-type: none"> <li>1. 2 light points, 1 fan points and one 5 amp plug point in each and every bed room. One 15 amp Plug point and One 5 amp plug point two light point, one fan point in drawing and dining and one T.V. point;</li> <li>2. One A.C. Point in one bedroom only;</li> <li>3. one light point in toilet W.C. and One light point, one 15 Amp plug point in kitchen .</li> <li>4. One light point of stair case 5 Amp for pump set; R.C.C. overhead reservoir will be provided on the roof as per design connected electrical driven motor pump to be installed under the stair case.</li> </ol>
<b>Stair Case</b>	Mosaic floor with iron handle
<b>Water Supply</b>	K.M.C. water supply will be provided

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

SIGNED, SEALED AND  
DELIVERED BY THE OWNER  
THE PRESENCE OF :

1. *Tanumoy Mondal*  
*Falta Dighra*  
*Dighripur 743503*

*Chandrabati Sengupta*  
*Chandra Sekhar Chandra*  
*Chandra Sekhar Chandra*  
*Chandra Sekhar Chandra*

SIGNATURE OF THE OWNERS

SIGNED, SEALED AND  
DELIVERED BY THE  
DEVELOPER AT KOLKATA  
IN THE PRESENCE OF :

1. *Doly Mondal*  
*w/o. Nikhil Mondal*  
*Add. 1235, U.B. Road,*  
*Parrasree, Kot 60*

*Subhadra*

*Ramesh Ghosh*

SIGNATURE OF THE DEVELOPERS

Drafted by :

*Atanu Seal*  
**Atanu Seal**

ADVOCATE

*Alipore Police Court, Kol - 27*

*5-215/07*



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

Name Chandu Nait Chaudhary  
 Signature Chandu Nait Chaudhary



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

Name Chandu Sekhar Jambhale  
 Signature Chandu Sekhar Jambhale



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

Name CHANDU KUMAR CHANDRA  
 Signature Chandu Kumar Chandra



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

Name CHANDU KIRAN CHANDRA  
 Signature Chandu Kiran Chandra



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

Name SUBHAS DAS

Signature *Subhas Das*



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

Name .....

Signature *Ramesh Kumar*

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

Name .....

Signature .....

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

Name .....

Signature .....



ভারত সরকার  
Government of India



চন্দ্র কিরণ চন্দ্র  
Chandra Kiran Chandra  
পিতা : কৃষ্ণ কালি চন্দ্র  
Father: KRISHNA KALI CHANDRA  
জন্ম বর্ষ / Year of Birth: 1964  
পুরুষ / Male



9916 2639 4976

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
৮বি, মনীলাল বানার্জী রোড,  
খিদিরপুর, বিদ্যিরপুর এম ৩,  
কোলকাতা, পশ্চিমবঙ্গ, ৭০০০২৩

Address:  
8B, MONILAL BANERJEE ROAD,  
KHIDIRPUR, Khiddirpore S.O.,  
Khiddirpore, Kolkata, West  
Bengal, 700023

9916 2639 4976

1947  
1800 300 1947

http@uidai.gov.in

www.uidai.gov.in

Chandra Kiran Chandra



आयकर विभाग  
INCOMETAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CHANDRA KIRAN CHANDRA  
KRISHNA KALI CHANDRA

22/05/1964

Permanent Account Number  
ACRPC3181D



*Chandra Kiran Chandra*

Signature

*Chandra Kiran Chandra*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUDHAS DAS

RAJU DAS

23/01/1984

Permanent Account Number

ACWFD8297C



*Sudhas*  
Signature

*Sudhas*

यदि आपके से कोई चार्ज कार्ड खोया है / किसी  
आयकर पैन सेवा इकाई, प्ले एस सी यूए  
पहली मंजिल, टाईम्स टॉवर, कन्ना विद्या संसाधन,  
एन. बी. मार्ग, लोअर प्लॉट, मुम्बई - 400 013

If your card is lost / someone's card is found,  
please inform / return to:  
Income Tax PAN Services Unit, NSIR,  
1st Floor, Times Tower,  
Kannia Vidya Compound,  
S. B. Marg, Lower Plot, Mumbai - 400 013  
Tel: 91-22-2493 4430, Fax: 91-22-2493 8664,  
e-mail: tininfac@tel.20.in



ভারত সরকার  
Government of India



নাম / Name  
SUBHAS DAS  
পিতা - রাজু দাস  
Father - RAJU DAS  
জন্ম বর্ষ / Year of Birth: 1984  
সঙ্গ / Male



4012 0796 0905

- সাধারণ মানুষের অধিকার

*Subhas*

Unique Identification Authority of India

ঠিকানা  
১, পিতামহ সর্কার লেন, কলকাতা, পশ্চিমবঙ্গ, ৭০০০২১

ADDRESS  
1, PITAMBAH SARKAR LANE,  
Khidirpur S.O, Khidirpur,  
Kolkata, West Bengal, 700021

4012 0796 0905



www.uidai.gov.in

*Subhas*



ভারতের নির্বাচন কমিশন  
 परिचय पत्र  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

ARN1290303



নির্বাচকের নাম : রাহুল পাড়ুই

Elector's Name : Rahul Parui

পিতার নাম : প্রদীপ পাড়ুই

Father's Name : Prodip Parui

লিঙ্গ/Sex : পুং/ M

জন্ম তারিখ  
 Date of Birth : 24/05/1991

ARN1290303

ঠিকানা:  
 2ND JAGANNATHPUR, SAHARARHAT, FALTA, SOUTH 24 PARGANAS-743504

Address:  
 2ND  
 JAGANNATHPUR, SAHARARHAT, FALTA  
 A, SOUTH 24 PARGANAS-743504

Date: 12/12/2011

144-ফাল্তা নির্বাচন কেন্দ্রে নির্বাচন নিয়ন্ত্রক অফিসারের  
 স্বাক্ষরের অনুলিপি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 144-Falta Constituency

বিধি অনুযায়ী এই কার্ড (যদিও) কোনো নির্দিষ্ট সময়ের জন্য প্রযোজ্য হলেও  
 কোনো কারণে পরিবর্তন প্রয়োজন হলে এটি নির্দিষ্ট সময়ের মধ্যে  
 সংশ্লিষ্ট নির্বাচন কর্মসূচির মাধ্যমে পরিবর্তন করা হবে।  
 In case of change of address mention this Card No.  
 in the relevant form for including your name in  
 the roll at the changed address and to obtain the  
 card with same number.

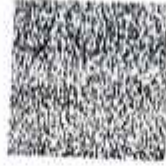
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BRXPS6772C



श्री/श्रीमती नाम  
RAMESH SHAW

पति/पत्नी/पति/पत्नी का नाम  
JAMUNA SHAW

जन्म तिथि/दिनांक  
Date of Birth  
14/12/1964

हस्ताक्षर / Signature

03072020

इस कार्ड के खोने/पाने पर कृपया सूचित करें/संकेत दें:

आयकर पैन सेवा इकाई, एन एस डी यू  
चौथी मंजिल, मातुरी स्टडींग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, नज़र डीप बंगला चौक,  
पुणे - 411 016.

If this card is lost / someone's last card is found,  
please inform / return to :

Income Tax PAN Services Unit, NSDL  
4th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [tsinfo@nsdl.co.in](mailto:tsinfo@nsdl.co.in)

স্বাধীন ভারত  
GOVERNMENT OF INDIA



নাম / Name  
RAMESH SHAW  
পিতা : যমুনা শাহ  
Father : JAMUNA SHAW  
জন্ম তারিখ / Year of Birth : 1984  
পুলিস / Male



6371 4991 6972

- সাধারণ মানুষের অধিকার

স্বাধীন ভারত

Address:  
12/11A, BELIAGHATA  
ROAD, TANGRA, Tangra  
P.O., Tangra, Kolkata, West  
Bengal, 700015

*Ramesh Shaw*



ভারত সরকার  
Government of India



চন্ডিয়া কুমার চন্দ্র  
Chandia Kumar Chanora  
পিতা : কৃষ্ণ কালি চন্দ্র  
Father : KRISHNA KALI CHANDRA  
জন্ম সাল / Year of Birth : 1960  
পুরুষ / Male



3710 3094 7700

স্বাক্ষর - সাধারণ মানুষের অধিকার



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
৪ বি, মনীলাল বানার্জী রোড,  
খিদিরপুর, বিষ্ণিরপুর এস ও,  
কোলকাতা, পশ্চিমবঙ্গ, 700023

Address:  
8 B, MONILAL BANERJEE  
ROAD, KHIDIRPUR, Khidirpore  
S.O, Khidirpore, Kolkata, West  
Bengal, 700023

3710 3094 7700

1947  
1800 300 1947

1947  
help@uidai.gov.in

1947  
www.uidai.gov.in

Chandia Kumar Chanora

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ACRPC3182A



नाम / NAME

CHANDRA KUMAR CHANDRA

पिता का नाम / FATHER'S NAME

KIRISHNA KALI CHANDRA

जन्म तिथि / DATE OF BIRTH

01-05-1960

हस्ताक्षर / SIGNATURE

*Chandra Kumar Chandra*

*K. Das*

अध्यक्ष आयुक्त, प.सं.-XI

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

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें।  
संयुक्त आयुक्त आयुक्त (पट्टाति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

*Chandra Kumar Chandra*





ভারত সরকার  
Government of India

নাম: চন্দ্র  
Chandra Nath Chandra  
জন্মতারিখ / DOB : 11/02/1940  
সুন্দর / Male



7501 3889 6349

আধার - সাধারণ মানুষের অধিকার



আধার

ঠিকানা:  
এস/ও: কৃষ্ণ কালী চন্দ্র, 310,  
এন 303, জি.এল.টি.রোড,  
বরানগর (এম), উত্তর 24  
পরগনা, বরানগর, পশ্চিম বঙ্গ,  
700036

ভারতীয় হিণ্ডি পরিচয় অধিদপ্তর  
Unique Identification Authority of India

Address:  
S/O: Krishna Kali Chandra, 310,  
F-303, G.L.T. ROAD, Baranagar  
(m), North 24 Parganas,  
Baranagar, West Bengal, 700036

7501 3889 6349

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

*Chandra Nath Chandra*

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ACGPC3858C**



नाम /NAME  
**CHANDRA NATH CHANDRA**

पिता का नाम /FATHER'S NAME  
**KRISHNA KALI CHANDRA**

जन्म तिथि /DATE OF BIRTH  
**11-02-1946**

हस्ताक्षर /SIGNATURE  
*Chandrath Chandra*

आयकर अधिकारी, प.प. 31  
 COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के को /डिलीट करने पर कृपया जारी करने वाले अधिकारी को सूचित / सूचना कर दें।  
 संयुक्त आयकर अधिकारी (सिस्टम एवं तकनीकी) पी-7,  
 चौहिंगी स्क्वायर,  
 कलकत्ता - 700 069

In case this card is lost/ found, kindly inform/return to the issuing authority:  
 Joint Commissioner of Income-tax (System & Technical),  
 P-7,  
 Chowringhee Square,  
 Calcutta-700 069.

*Chandrath Chandra*



भारत सरकार  
Government of India



Chandra Sekha Chandra  
Date of Birth: 02/03/1971  
Male: MALL

Download Date: 22-10-2025

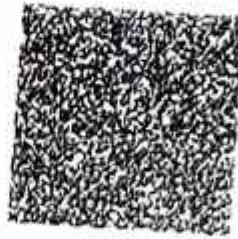
UIDAI Logo

**3688 3293 5099**  
VID : 9112 6241 4104 1112  
मेरी पहचान, मेरी पहचान



भारतीय एकिकृत पहचान प्राधिकरण  
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Address:  
S/O Krishnakant Chandra, IA GOPAL  
DOCTOR ROAD, Khandarpore, Kolkata  
West Bengal - 700023



**3688 3293 5099**  
VID : 9112 6241 4104 1112

UIDAI | DoD (https://uidai.gov.in) | Website (www.uidai.gov.in)

*Chandni Sekha Chandra*

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**AJDPC8985E**



**नाम / Name**  
**GHANDRA SEKHAR CHANDRA**

**पिता-वरनाम / Father's Name**  
**KRISHNAKALI CHANDRA**

**जन्म तिथि / Date of Birth**  
**02/03/1955**

**हस्ताक्षर / Signature**

**62105**

*Chandra Sekhar Chandra*

**In case this card is lost / found, kindly inform / return to:**  
**Income Tax PAN Services Unit, UTTISI**  
**Plot No. 3, Sector 11, CBD Belapur,**  
**Navi Mumbai - 400 613.**

**यदि इस कार्ड खोया / पाया जाय तो कृपया सूचना दें/वापस करें।**  
**आयकर सेवा केंद्र, उत्तिसी**  
**प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,**  
**नवी मुंबई - 400 613.**

**Aaykar Sampark Kendra**  
**For Income Tax Related**  
**Queries call Toll Free No.**  
**1901**  
**or**  
**18001801901**



सत्यमेव जयते

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

CLC  
Boundary  
Residential

Query No / Year	2000301204/2021	Office where deed will be registered
Query Date	09/02/2021 2:32:35 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Mriganka Mistry A P C, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9073044351, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 24,85,001/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Wattgunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gopal Doctor Lane, Premises No: 1A, Ward No: 076, Pin Code : 700023

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 2 Chatak 6 Sq Ft	1/-	13,60,001/-	Property is on Road
Grand Total :				1.87Dec	1/-	13,60,001/-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	11,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	1/-	11,25,000/-	



**Lord Details :**

	Name & address	Status	Execution Admission Details :
	Chandra Nath Chandra Son of Late Krishna Kali Chandra,310,G.L.T. ROAD, Flat No: 303, P.O:- BARANAGAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx8C, Aadhaar No.: 75xxxxxxxx6349,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	CHANDRA SEKHAR Chandra Son of Late Krishna Kali Chandra,1A, GOPAL DOCTOR ROAD, P.O:- KHIDDERPORE, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJxxxxxx5E, Aadhaar No.: 36xxxxxxxx5099,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Chandra Kumar Chandra Son of Late Krishna Kali Chandra,8B, Manilal Banerjee Road, P.O:- Khidderpore, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx2A, Aadhaar No.: 37xxxxxxxx7700,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Chandra Kiran Chandra Son of Late Krishna Kali Chandra,1A, Gopal Doctor Road, Flat No: 303, P.O:- Khidderpore, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx1D, Aadhaar No.: 99xxxxxxxx4976,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Subhas Das Son of Raju Das,3, Pitambar Sarkar Lane, P.O:- Khidderpore, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AOxxxxxx7C, Aadhaar No.: 40xxxxxxxx0905,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Ramesh Shaw Son of Jamuna Shaw,12/1/1/L, Blighata Road, P.O:- Bellaghata, P.S:- Bellaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700015 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BRxxxxxx2C, Aadhaar No.: 63xxxxxxxx6972,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self





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

1108/21

**GRN Details**

GRN:	192020210227970741	Payment Mode:	Online Payment
GRN Date:	15/02/2021 13:35:19	Bank/Gateway:	State Bank of India
BRN :	IK0AZFPPT8	BRN Date:	15/02/2021 13:02:56
Payment Status:	Successful	Payment Ref. No:	2000301204/7/2021 <small>[Query No*/Query Year]</small>

**Depositor Details**

Depositor's Name:	SUBHAS DAS
Address:	PITAMBAR SARKAR LANE 700023
Mobile:	7501427176
Depositor Status:	Buyer/Claimants
Query No:	2000301204
On Behalf Of:	Mr Mriganka Mistry
Address:	D.S.R. - IV SOUTH 24-PARGANAS
Office Name:	D.S.R. - IV SOUTH 24-PARGANAS
Identification No:	2000301204/7/2021
Remarks:	Sale, Development Agreement or Construction agreement Payment No 7

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000301204/7/2021	Property Registration- Stamp duty	0030-02-103-003-02	20
2	2000301204/7/2021	Property Registration- Registration Fees	0030-03-104-001-16	53
			<b>Total</b>	<b>73</b>

**IN WORDS: SEVENTY THREE ONLY.**

## Major Information of the Deed

No :	I-1604-01108/2021	Date of Registration	15/02/2021
Query No / Year	1604-2000301204/2021	Office where deed is registered	
Query Date	09/02/2021 2:32:35 PM	1604-2000301204/2021	
Applicant Name, Address & Other Details	Mriganka Mistry A P C,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9073044351, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 24,85,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Wattgunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gopal Doctor Lane, , Premises No: 1A, , Ward No: 076 Pin Code : 700023

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	1 Katha 2 Chatak 6 Sq Ft	1/-	13,60,001/-	Property is on Road
<b>Grand Total :</b>				<b>1.87Dec</b>	<b>1 /-</b>	<b>13,60,001 /-</b>	



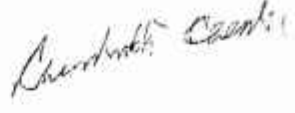
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	11,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1500 sq ft</b>	<b>1 /-</b>	<b>11,25,000 /-</b>	



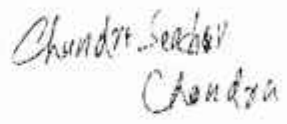


ord Details :




Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Chandra Nath Chandra</b> Son of Late Krishna Kali Chandra Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office			
15/02/2021	LTI 15/02/2021	15/02/2021	

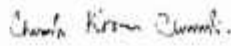
310, G.L.T. ROAD, Flat No: 303, P.O:- BARANAGAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx8C, Aadhaar No: 75xxxxxxxx6349, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021  
 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office

Name	Photo	Finger Print	Signature
2 <b>CHANDRA SEKHAR Chandra</b> Son of Late Krishna Kali Chandra Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office			
15/02/2021	LTI 15/02/2021	15/02/2021	


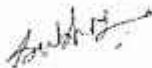

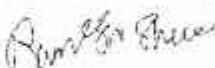
1A, GOPAL DOCTOR ROAD, P.O:- KHIDDERPORE, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx5E, Aadhaar No: 36xxxxxxxx5099, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021  
 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office

Name	Photo	Finger Print	Signature
3 <b>Chandra Kumar Chandra</b> Son of Late Krishna Kali Chandra Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office			
15/02/2021	LTI 15/02/2021	15/02/2021	


8B, Manilal Banerjee Road, P.O:- Khidderpore, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx2A, Aadhaar No: 37xxxxxxxx7700, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021  
 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Chandra Kiran Chandra</b> Son of Late Krishna Kali Chandra Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office			
15/02/2021	LTI 15/02/2021	15/02/2021	
1A, Gopal Doctor Road, Flat No: 303, P.O:- Khidderpore, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx1D, Aadhaar No: 99xxxxxxxx4976, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office			

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature		
1	Name	Photo	Signature
	<b>Subhas Das (Presentant )</b> Son of Raju Das Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office		
	15/02/2021	LTI 15/02/2021	15/02/2021
Son of Raju Das Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx7C, Aadhaar No: 40xxxxxxxx0905, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office			
2	Name	Photo	Signature
	<b>Ramesh Shaw</b> Son of Jamuna Shaw Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office		
	15/02/2021	LTI 15/02/2021	15/02/2021
Son of Jamuna Shaw Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BRxxxxxx2C, Aadhaar No: 63xxxxxxxx6972, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office			

er Details :

	Photo	Finger Print	Signature
<b>Pradip Parui</b> Son of Late Pradip Parui Sahararhat, P.O:- Sahararhat, P.S:- Falta, District:-South 24-Parganas, West Bengal, India, PIN - 743504			
	15/02/2021	15/02/2021	15/02/2021

Identifier Of Chandra Nath Chandra, CHANDRA SEKHAR Chandra, Chandra Kumar Chandra, Chandra Kiran Chandra, Subhas Das, Ramesh Shaw

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Chandra Nath Chandra	Subhas Das-0.23375 Dec,Ramesh Shaw-0.23375 Dec
2	CHANDRA SEKHAR Chandra	Subhas Das-0.23375 Dec,Ramesh Shaw-0.23375 Dec
3	Chandra Kumar Chandra	Subhas Das-0.23375 Dec,Ramesh Shaw-0.23375 Dec
4	Chandra Kiran Chandra	Subhas Das-0.23375 Dec,Ramesh Shaw-0.23375 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Chandra Nath Chandra	Subhas Das-187.50000000 Sq Ft,Ramesh Shaw-187.50000000 Sq Ft
2	CHANDRA SEKHAR Chandra	Subhas Das-187.50000000 Sq Ft,Ramesh Shaw-187.50000000 Sq Ft
3	Chandra Kumar Chandra	Subhas Das-187.50000000 Sq Ft,Ramesh Shaw-187.50000000 Sq Ft
4	Chandra Kiran Chandra	Subhas Das-187.50000000 Sq Ft,Ramesh Shaw-187.50000000 Sq Ft

15-02-2021

**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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:01 hrs on 15-02-2021, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Subhas Das, one of the Claimants.

**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 24,85,001/-

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

Execution is admitted on 15/02/2021 by 1. Chandra Nath Chandra, Son of Late Krishna Kali Chandra, 310,G.L.T. ROAD, Flat No: 303, P.O: BARANAGAR, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 2. CHANDRA SEKHAR Chandra, Son of Late Krishna Kali Chandra, 1A, GOPAL DOCTOR ROAD, P.O: KHIDDERPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business, 3. Chandra Kumar Chandra, Son of Late Krishna Kali Chandra, 8B, Manilal Banerjee Road, P.O: Khidderpore, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business, 4. Chandra Kiran Chandra, Son of Late Krishna Kali Chandra, 1A, Gopal Doctor Road, Flat No: 303, P.O: Khidderpore, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business, 5. Subhas Das, Son of Raju Das, 3, Pitambar Sarkar Lane, P.O: Khidderpore, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business, 6. Ramesh Shaw, Son of Jamuna Shaw, 12/1/1/L, Blighata Road, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by Profession Business

Indetified by Rahul Parui, . . Son of Late Pradip Parui, Sahararhat, P.O: Sahararhat, Thana: Falta, , South 24-Parganas, WEST BENGAL, India, PIN - 743504, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-


Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/02/2021 1:36PM with Govt. Ref. No: 192020210227970741 on 15-02-2021, Amount Rs: 53/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AZFPPT8 on 15-02-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 20/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1611, Amount: Rs.5,000/-, Date of Purchase: 15/02/2021, Vendor name: L K Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/02/2021 1:36PM with Govt. Ref. No: 192020210227970741 on 15-02-2021, Amount Rs: 20/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AZFPPT8 on 15-02-2021, Head of Account 0030-02-103-003-02

  
**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

15-02-2021

**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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:01 hrs on 15-02-2021, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Subhas Das , one of the Claimants.

**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 24,85,001/-

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

Execution is admitted on 15/02/2021 by 1. Chandra Nath Chandra, Son of Late Krishna Kali Chandra, 310,G.L.T. ROAD, Flat No: 303, P.O: BARANAGAR, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 2. CHANDRA SEKHAR Chandra, Son of Late Krishna Kali Chandra, 1A, GOPAL DOCTOR ROAD, P.O: KHIDDERPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business, 3. Chandra Kumar Chandra, Son of Late Krishna Kali Chandra, 8B, Manilal Banerjee Road, P.O: Khidderpore, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business, 4. Chandra Kiran Chandra, Son of Late Krishna Kali Chandra, 1A, Gopal Doctor Road, Flat No: 303, P.O: Khidderpore, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business, 5. Subhas Das, Son of Raju Das, 3, Pitambar Sarkar Lane, P.O: Khidderpore, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business, 6. Ramesh Shaw, Son of Jamuna Shaw, 12/1/1/L, Blighata Road, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by Profession Business

Indetified by Rahul Parui, , Son of Late Pradip Parui, Sahararhat, P.O: Sahararhat, Thana: Falta, , South 24-Parganas, WEST BENGAL, India, PIN - 743504, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-


Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/02/2021 1:36PM with Govt. Ref. No: 192020210227970741 on 15-02-2021, Amount Rs: 53/-, Bank State Bank of India ( SBIN0000001), Ref. No. IK0AZFPPT8 on 15-02-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 20/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1611, Amount: Rs.5,000/-, Date of Purchase: 15/02/2021, Vendor name: L K Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/02/2021 1:36PM with Govt. Ref. No: 192020210227970741 on 15-02-2021, Amount Rs: 20/-, Bank State Bank of India ( SBIN0000001), Ref. No. IK0AZFPPT8 on 15-02-2021, Head of Account 0030-02-103-003-02

  
**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

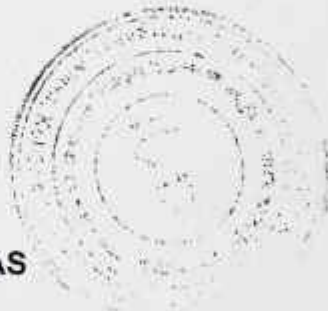
Volume number 1604-2021, Page from 85111 to 85152

being No 160401108 for the year 2021.



Digitally signed by PRADIPTA KISHORE  
GUHA  
Date: 2021.03.16 13:31:47 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2021/03/16 01:31:47 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)