

6062/22

I-6085/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 032131

DEVELOPMENT AGREEMENT

THIS INDENTURE is made on this 27th day of April 2022 (Two Thousand Twenty Two)

BETWEEN

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

Addl. District Sub-Registrar
Behala, South 24 Parganas

27 APR. 2022

12/6
2
22/4/2022
2001082308

No. 1496 dt 13/4/22 south
Name: Asit Dey. Adv
Address: Alipore
Vendor: [Signature]



L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court

H 035131



Asit Kumar Dey (Adv)
S/O - A.K. Dey
Alipore Court
Cor. 27

A.D.S.R Behala
27 APR 2022
Dist.- South 24 Pgs.

Major Information of the Deed

No / Year	I-1607-06085/2022	Date of Registration	27/04/2022
Query Date	1607-2001082308/2022	Office where deed is registered	
Query Date	06/04/2022 8:09:18 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Asit Dey Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8777740082, 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 : 9,00,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 28,49,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 9,021/- (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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kenaram Ganguly Road, , Premises No: 7, , Ward No: 125 Pin Code : 700008

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	5 Katha	8,50,000/-	26,99,997/-	Width of Approach Road: 15 Ft.,
Grand Total :				8.25Dec	8,50,000 /-	26,99,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1,50,000/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1,50,000 /-	1,50,000 /-	

Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mrs TANUJA BANERJEE (Presentant) Wife of Mr SOMNATH BANERJEE Executed by: Self, Date of Execution: 27/04/2022 , Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Office	 27/04/2022	 LTI 27/04/2022	<i>Tanuja Banerjee</i> 27/04/2022




417 JAIGIR GHAT ROAD, 1 NO BACHAR PARA, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CIxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/04/2022 , Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs ANUJA BANERJEE Wife of Late DEB NARAYAN BANERJEE Executed by: Self, Date of Execution: 27/04/2022 , Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Office	 27/04/2022	 LTI 27/04/2022	<i>Anuja Banerjee</i> 27/04/2022

46/B DR K D MUKHERJEE ROAD, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/04/2022 , Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SOMNATH BANERJEE Son of Late CHANDI CHARAN BANERJEE Executed by: Self, Date of Execution: 27/04/2022 , Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Office	 27/04/2022	 LTI 27/04/2022	<i>Somnath Banerjee</i> 27/04/2022






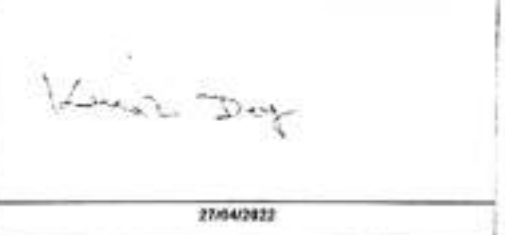
417 JAIGIR GHAT ROAD 1 NO BACHAR PARA ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/04/2022 , Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Office

	Photo	Finger Print	Signature
MUKHERJEE Deb NARAYAN MUKHERJEE Executed by: Self, Date of Execution: 27/04/2022 Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Office			
	27/04/2022	LTI 27/04/2022	27/04/2022
46/B DR K D MUKHERJEE ROAD, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/04/2022 Admitted by: Self, Date of Admission: 27/04/2022 ,Place : Office			

Developer Details :



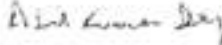
Sl No	Name,Address,Photo,Finger print and Signature
1	K K FOUNDATION 258Q JADAV GHOSH ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , PAN No.:: AAxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUNIL KUMAR PAL Son of Mr MADAN CHANDRA PAL Date of Execution - 27/04/2022 , Admitted by: Self, Date of Admission: 27/04/2022, Place of Admission of Execution: Office			
		Apr 27 2022 12:11PM	LTI 27/04/2022	27/04/2022
258 JADAV GHOSH ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx5J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : K K FOUNDATION (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mrs KAKALI DEY Wife of SUSHIL DEY Date of Execution - 27/04/2022 , Admitted by: Self, Date of Admission: 27/04/2022, Place of Admission of Execution: Office			
		Apr 27 2022 12:11PM	LTI 27/04/2022	27/04/2022

UR ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas,
 India, PIN:- 700061, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of:
 IN No.:: AWxxxxxx0G,Aadhaar No Not Provided by UIDAI Status : Representative,
 Representative of : K K FOUNDATION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASIT KR DEY Son of Late A K DEY ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	27/04/2022	27/04/2022	27/04/2022

Identifier Of Mrs TANUJA BANERJEE, Mrs ANUJA BANERJEE, Mr SOMNATH BANERJEE, Mr ADITYA BANERJEE,
 Mr SUNIL KUMAR PAL, Mrs KAKALI DEY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs TANUJA BANERJEE	K K FOUNDATION-2.0625 Dec
2	Mrs ANUJA BANERJEE	K K FOUNDATION-2.0625 Dec
3	Mr SOMNATH BANERJEE	K K FOUNDATION-2.0625 Dec
4	Mr ADITYA BANERJEE	K K FOUNDATION-2.0625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs TANUJA BANERJEE	K K FOUNDATION-125.00000000 Sq Ft
2	Mrs ANUJA BANERJEE	K K FOUNDATION-125.00000000 Sq Ft
3	Mr SOMNATH BANERJEE	K K FOUNDATION-125.00000000 Sq Ft
4	Mr ADITYA BANERJEE	K K FOUNDATION-125.00000000 Sq Ft

of Market Value(WB PUVI rules of 2001)
that the market value of this property which is the subject matter of the deed has been assessed at Rs
9,997/-

Sandip

Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 27-04-2022

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 12:00 hrs on 27-04-2022, at the Office of the A.D.S.R. BEHALA by Mrs TANUJA BANERJEE , one of the Executants.

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

Execution is admitted on 27/04/2022 by 1. Mrs TANUJA BANERJEE, Wife of Mr SOMNATH BANERJEE, 417 JAIGIR GHAT ROAD, 1 NO BACHAR PARA, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession House wife, 2. Mrs ANUJA BANERJEE, Wife of Late DEB NARAYAN BANERJEE, 46/B DR K D MUKHERJEE ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife, 3. Mr SOMNATH BANERJEE, Son of Late CHANDI CHARAN BANERJEE, 417 JAIGIR GHAT ROAD 1 NO BACHAR PARA ROAD, P.C THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Service, 4. Mr ADITYA BANERJEE, Son of Late DEB NARAYAN BANERJEE, 46/B DR K D MUKHERJEE ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Service

Indetified by Mr ASIT KR DEY, . . Son of Late A K DEY, ALIPORE POLICE 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 27-04-2022 by Mr SUNIL KUMAR PAL, PARTNER, K K FOUNDATION (Partnership Firm), 258Q JADAV GHOSH ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Indetified by Mr ASIT KR DEY, . . Son of Late A K DEY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 27-04-2022 by Mrs KAKALI DEY, PARTNER, K K FOUNDATION (Partnership Firm), 258Q JADAV GHOSH ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Indetified by Mr ASIT KR DEY, . . Son of Late A K DEY, ALIPORE POLICE 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 9,021/- (B = Rs 9,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/04/2022 12:58PM with Govt. Ref. No: 192022230008770471 on 17-04-2022, Amount Rs: 9,021/-, Bank AXIS Bank (UTIB0000005), Ref. No. 323003767 on 17-04-2022, Head of Account 0030-03-104-001-16

ed Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000/-.

Type: Impressed, Serial no 032131, Amount: Rs.5,000/-, Date of Purchase: 13/04/2022, Vendor name: L K

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/04/2022 12:58PM with Govt. Ref. No: 192022230008770471 on 17-04-2022, Amount Rs: 21/-, Bank:
AXIS Bank (UTIB0000005), Ref. No. 323003767 on 17-04-2022, Head of Account 0030-02-103-003-02

Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Registration under section 60 and Rule 69.
in Book - I
number 1607-2022, Page from 204749 to 204790
No 160706085 for the year 2022.



Digitally signed by SANDIP BISWAS
Date: 2022.05.02 14:26:55 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 2022/05/02 02:26:55 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

1) SMT TANUJA BANERJEE (having PAN CIGPB5768N & Aadhaar No 8234 5225 8587) Daughter of Late Mrityunjay Ganguly @ Gangopadhyay, Wife of Sri Somnath Banerjee, by faith -Hindu, By Nationality- Indian, Residing at 417, Jaigir Ghat Road, 1 No Bachhar Para, P.O. & P.S.- Thakurpukur, Kolkata- 700063, 2) SMT. ANUJA BANERJEE (having PAN AGJPB 1696C & Aadhaar No 8072 0932 5314) Daughter of Late Mrityunjay Ganguly @ Gangopadhyay, Wife of Late Deb Narayan Banerjee, by faith -Hindu, By Nationality- Indian, Residing at 46/B, Dr. K.D. Mukherjee Road, P.O.- ParnasreePally P.S.- Parnasree, Kolkata- 700060, 3) SRI. SOMNATH BANERJEE (having PAN AGUPB7592G & Aadhaar No.- 5237 3484 5032) Son of Late Chandi Charan Banerjee, by faith -Hindu, By Nationality- Indian, Residing at 417, Jaigir Ghat Road, 1 No Bachhar Para, P.O. & P.S.- Thakurpukur, Kolkata- 700063, 4) SRI. ADITYA BANERJEE (having PAN- AXKPB8163A & Aadhaar No-7502-5334-1238) Son of Late Deb Narayan Banerjee, by faith -Hindu, By Nationality- Indian, Residing at 46/B, Dr. K.D. Mukherjee Road, P.O. & P.S.- Parnasree, Kolkata- 700060, 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 respective heirs, executors, administrators, legal representatives and/or assigns) of the FIRST PART

AND

M/S. K.K. FOUNDATION (PAN AAYFK2870N) having its place of business at 258Q, Jadav Ghosh Road, Sarsuna, P.O. & P.S. - Sarsuna, Kolkata - 700 061, represented by its Partners, (1) SRI SUNIL KUMAR PAL(PAN ALJPP2265J, Aadhaar 787322220779), son of Sri Madan Chandra Pal, by faith - Hindu, by occupation- Business, residing at 258, Jadav Ghosh Road, Sarsuna, P.O. & P.S. - Sarsuna, Kolkata - 700 061 and (2) SMT. KAKALI DEY(PAN AWWPD5570G Aadhaar 582043692260), wife of Sri Sushil Kumar Dey, by

religion - Hindu, by Occupation - Business, residing at 201/17, Talpukur Road, P.O. & P.S. - Sarsuna, Kolkata - 700061, hereinafter referred to as the "DEVELOPERS" (which expression shall unless excluded by or repugnant to the context be deemed to include the partner or partners for the time being of said firms and their respective heir, executor, successor, legal representative and/or assigns) of the **SECOND PART**.

WHEREAS TOTAL LANDED PROPERTY:-

ALL THAT piece and parcel of home stated undivided land measuring more or less **05 cottah 00 chittak 00 Sq.ft** more or less together with House standing thereon measuring **500 Sq.ft** more or less lying and situated at **Mouza- Paschim Barisha**, J.L. no-19 now 119, Paragana Khaspur, Touji no-1-4, 6, 8-10,12-16 , R.S.KhatianNo.-870 & 210 , L.R. khatian 3204, R.S & L.R. Dag no- 406, within the local limits of Kolkata Municipal Corporation At **Premises 7, Kenaram Ganguly Road** under **Ward No.125**, Kolkata 700008, within the Jurisdiction of Thakurpukur Police Station, Dist south 24 Pargana .

Title;-.

WHEREAS by a Deed of Partition dated 10th July 1971 registered before the at Jt. Sub. Registrar of Alipore 24 Parganas recorded in Book No I, Volume no 62 Page 226 to 236 being No 3045 for the Year 1971 one Mrityunjoy Ganguly @ Gangopadhyay, Son of Late Chandi Charan Ganguly (Since Deceased) was the owners and possessor ALL THAT piece and parcel of home stated undivided land measuring 5 Cottahs more or less be the same a little more or less lying and situated at **Mouza- Paschim Barisha**, J.L. no-19 now 119, Paragana Khaspur, Touji no-1-4, 6, 8-10, 12-16, R.S No-43, R.S. Khatian No.-870 & 210, R.S Dag no- 406, within the local limits of Kolkata Municipal Corporation At **Premises 7, Kenaram Ganguly Road under Ward No.125**, Kolkata 70008, within the Jurisdiction of Thakurpukur Police Station, Dist south 24 Parganas and others Property by way of Partition Deed which was duly registered at Jt. Sub. Registrar of Alipore 24 Parganas and others property by way of Partition

AND WHEREAS said Mrityunjoy Ganguly @ Gangopadhyay Son of Late Chandi Charan Ganguly @ Gangopadhyay while seized and Possessed the properties duly mutated his name before the Kolkata Municipal Corporation and the Property is known and numbered as **Premises 7, Kenaram Ganguly Road under Ward No.125**, Kolkata 700008.

AND WHEREAS said Mrityunjoy Ganguly @ Gangopadhyay Son of Late Chandi Charan Ganguly while seized and Possessed the properties died intestate on 22/02/2017 leaving behind him wife **SMT SUMITRA GANGULY** (since Deceased) and Two Daughters namely, **SMT TANUJA BANERJEE** & **SMT. ANUJA BANERJEE** who duly inherited the aforesaid property according to Hindu Succession Act free from all sorts encumbrances.

AND WHEREAS said Smt Sumitra Ganguly, Smt Tanuja Banerjee & Smt. Anuja Banerjee became the Joint Ownerss Of Said Property **ALL THAT** piece and parcel of home stated undivided land measuring 5 Cottahs more or less be the same a little more or less lying and situated at **Mouza- Paschim Barisha**, J.L. no-19 now 119, Paragana Khaspur, Touji no-1-4, 6, 8-10, 12-16, R.S No-43, R.S.KhatianNo.-870 & 210 , R.S Dag no-406, within the local limits of Kolkata Municipal Corporation At **Premises 7, Kenaram Ganguly Road** under **Ward No.125**, Kolkata 700008, within the Jurisdiction of Thakurpukur Police Station, Dist south 24 Parganas and others Property Left By Said Mrityunjoy Ganguly Son of Late Chandi Charan Ganguly.

AND WHEREAS aforesaid Smt Sumitra Ganguly wife of late Mrityunjoy Ganguly and his two daughters while seized and Possessed the properties died intestate on 26/04/2021 leaving

behind him Two Daughters namely. SMT TANUJA BANERJEE
& SMT. ANUJA BANERJEE .

AND WHEREAS said Smt Tanuja Banerjee (The First Party Herein) & Smt. Anuja Banerjee (The Second Party Herein) became the Joint Ownerss Of Said Property ALL THAT piece and parcel of home stated undivided land measuring more or less **05 cottah 00 chittak 00 Sq.ft** more or less together with House standing thereon measuring **500 Sq.ft** more or less lying and situated, at **Mouza- Paschim Barisha**, J.L. no-19 now 119, Paragana Khaspur, Touji no-1-4, 6, 8-10,12-16, R.S No-43, R.S.KhatianNo.-870 & 210 , R.S Dag no- 406, within the local limits of Kolkata Municipal Corporation At **Premises 7, Kenaram Ganguly Road under Ward No.125**, Kolkata 700008, within the Jurisdiction of Thakurpukur Police Station, District south 24 Pargana .

AND WHEREAS the Parties are agreed to Partition for their better enjoyment they decide by their well wisher and representative.

1) FIRST PARTY Shall get ALL THAT piece and parcel of home stated undivided land measuring more or less **02 cottah 08 chittak 00 Sq.ft** more or less together with House standing thereon measuring **250 Sq.ft** more or less lying and situated at **Mouza- Paschim Barisha**, J.L. no-19

now 119, Paragana Khaspur, Touji no-1-4, 6, 8-10,12-16, R.S No-43, R.S.KhatianNo.-870 & 210 , R.S Dag no- 406, within the local limits of Kolkata Municipal Corporation At **Fremises 7, Kenaram Ganguly Road under Ward No.125,** Kolkata 700008, within the Jurisdiction of Thakurpukur Police Station, Dist south 24 Pargana.

SECOND PARTY Shall get **ALL THAT** piece and parcel of home stated undivided land measuring more or less **02 cottah 08 chittak 00 Sq.ft** more or less together with House standing thereon measuring **250 Sq.ft** more or less lying and situated at **Mouza- Paschim Barisha**, J.L. no-19 now119, Paragana Khaspur, Touji no-1-4, 6, 8-10,12-16, R.S No-43, R.S.KhatianNo.-870 & 210 , R.S Dag no- 406, within the local limits of Kolkata Municipal Corporation At **Premises 7, Kenaram Ganguly Road under Ward No.125,** Kolkata 700008, within the Jurisdiction of Thakurpukur Police Station, Dist south 24 Parganas, Vide Deed No-I-160714668, Pages from 531437 to 531465 dated 25/11/2021 before the Additional District Sub Registrar at Behala.

AND WHEREAS as such the ownerss jointly became the joint ownerss of **ALL THAT** piece and parcel of undivided land measuring about **05 cottah 00 chittak 00 Sq.ft** more or less together with R.T.S House standing thereon

measuring 500 Sq.ft more or less lying and situated at Mouza- Paschim Barisha, J.L. no-19 now 119, Paragana Khaspur, Touji no-1-4, 6, 8-10,12-16, R.S No-43, R.S.KhatianNo.-870 & 210 , R.S Dag no- 406, within the local limits of Kolkata Municipal Corporation At Premises 7, Kenaram Ganguly Road under Ward No.125, Kolkata 700008, within the Jurisdiction of Thakurpukur Police Station, Dist south 24 Pargana.

AND WHEREAS after the mutual partition they mutated their names before Kolkata Municipal Corporation and also paying the taxes before the appropriate authority.

AND WHEREAS due to some unavoidable circumstances the above mentioned partitioned deed was wrongly recorded the demarcation of land but subsequently the petitioner rectified the above said plan by way of Deed of Declaration before the registry office A.D.S.R Behala in Book No-I, Vol No-1607-2022, Pages from 105495 to 105518, Vide Deed No-160702835 dated 02/03/2022.

AND WHEREAS between the owners, the petitioner namely Smt Anuja Banerjee gifted to her son undivided 12 chittacks of land with 50 sqft structure of R.T shed namely Aditya Banerjee before the registry office A.D.S.R Behala in Book

No-I, Vol No-1607-2022, Pages from 105830 to 105867, Vide Deed No-160702832 dated 02/03/2022.

AND WHEREAS and also the owners, the partitioner namely Smt Tanuja Banerjee gifted to her Husband undivided 12 chittacks of land with 50 sqft structure of R.T shed namely Somnath Banerjee before the registry office A.D.S.R Behala in Book No-I, Vol No-1607-2022, Pages from 105519 to 105556, Vide Deed No-160702834 dated 02/03/2022.

AND WHEREAS after gifted the aforesaid undivided land the parties amalgamated between parties before the registry office A.D.S.R Behala in Book No-I, Vol No- _____ , Pages from — to _____ , Vide Deed No-1607-06079 dated 24/04/2022.

AND WHEREAS as such the owners namely above became the joint owners of ALL THAT piece and parcel of undivided land measuring about **05 cottah 00 chittak 00 Sq.ft** more or less together with R.T.S House standing thereon measuring **500 Sq.ft** more or less lying and situated at **Mouza- Paschim Barisha, J.L. no-19 now 119, Paragana Khaspur, Touji no-1-4, 6, 8-10,12-16, R.S No-43, R.S.Khatian No.-870 & 210 , R.S Dag no- 406, within the local limits of Kolkata Municipal Corporation At Premises 7,**

Kenaram Ganguly Road under Ward No.125, Kolkata 700008, within the Jurisdiction of Thakurpukur Police Station, Dist south 24 Pargana.

AND WHEREAS the owners herein during seized and possessed in respect of his aforesaid property intended to develop his said property by constructing a **G+III** storied building structure thereupon, consisting with several self contained flats together with other common facilities, but due to lack of his sufficient funds and also incapability to make construction he was expecting to develop his said property through a Developers, but in the meantime the Developers herein came into close touch and knowing the intention of the Owners, approached the Owners to construct the new proposed building consisting with several self contained flats and other spaces at the cost of the Developers on the property described in the Schedule below as per K.M.C sanctioned plan that obtained from the Kolkata Municipal Corporation on certain terms and conditions to which the Owners agreed.

AND WHEREAS for betterment of further proceedings and for strengthening of such understanding the parties herein is agreed to execute this Indenture on the terms and conditions hereinafter appearing in the aforesaid Agreement for Development.

NOW THIS AGREEMENT WITNESSETH:- as follows:

ARTICLE - I

Unless in these presents it is repugnant or inconsistent with:

- (a) **OWNERS.** shall mean the said 1) SMT TANUJA BANERJEE 2) SMT. ANUJA BANERJEE 3) SRI. SOMNATH BANERJEE, 4) SRI. ADITYA BANERJEE, hereinafter became the jointly called and referred to as the "**OWNERS**".
- (b) **DEVELOPERS** shall mean M/S. **K.K. FOUNDATION** represented by its Partners, **(1) SRI SUNIL KUMAR PAL** and **(2) SMT. KAKALI DEY** hereinafter referred to as the "**DEVELOPERS**".
- (c) **OWNERS' SHARE** shall mean the constructed area in Building to be allocated to the Owners as the part of Owners' allocation as per the terms and conditions of these presents including common facilities and amenities as fully and particularly set out in the **SECOND SCHEDULE**.
- (d) **DEVELOPERS SHARE** shall mean the remaining portion of the said multi storied Building to be constructed on the said property comprising several flats in the **THIRD SCHEDULE** hereunder written.
- (e) **COMMON FACILITIES AND AMENITIES** shall include certain common spaces which will be provided by the "Developers" commonly to the said "Owners" and "Purchasers", particularly of which have been set out in the Third Schedule hereunder written and required for establishment location enjoyment provision, maintenance and/or management of the Building.
- (f) **SALEABLE SPACE** shall mean the space / flats in the multi storied Building (excepting the Owners share) to be constructed on the said property available for independent use and occupation after making due provisions for common facilities and the spaces.

- (g) **BUILDING & PLAN** shall mean and include the multi storied Building to be constructed by the "Developers" on the said property as per the sanctioned Plan of the Kolkata Municipal Corporation and all other relevant statutory authorities.
- (h) **SERVICE ORGANISATION** shall mean a Society Body or Association to be formed by the "Developers" and the "Owners" in consultation with the others flat - Owners to take over the management / Administration of the common facilities in the said Building and to be registered under West Bengal Society Act., 1961 and so whatsoever.
- (i) **COMMON FACILITIES** shall mean and include the costs of operating and maintaining as and when required after the completion of the Building and shall include Taxes, Charges, Salaries, Premium and other expenses payable in respect thereof or incidental there to be shared proportionately by the Owners / Flat Owners / Occupants of the said Building as per their respective allocated area, particulars of which have been set out in the Fourth Schedule hereunder written.
- (j) **ARCHITECT** shall mean a qualified person or persons having experience in Civil Constructions and duly registered with the Kolkata Municipal Corporation and all other statutory Authorities required under the prevailing laws.

ARTICLE -II

OWNERS' OBLIGATIONS

- (a) The Owners has agreed to handed over the original registered Deed of the said property and other required relevant papers for the building plan sanction and the Development of the said property.
- (b) The Owners have agreed to make over possession of the said property to the "Developers" simultaneously with the execution of these presents and/or immediately on getting the clearance / sanction from the Kolkata Municipal Corporation and / or relevant statutory authority subject to the terms and conditions hereinafter contained.

- (c) The "Owners" agrees and covenant with the "Developers" not to cause any interference in the construction of the said Building, if anything is not going against the spirit of this Agreement and further agrees not to create any hindrance/obstruction during the process of construction in any manner whatsoever and shall always extend his hands of co-operation to the Developers as and when sought by him.

ARTICLE - III

OWNERS' RIGHTS AND REPRESENTATIONS

- (a) The "Owners" is absolutely seized and possessed of and/or otherwise well and sufficient entitled to the said property more fully described in the First Schedule hereunder written.
- (b) The said property is not affected by provisions of the Urban Land Ceiling and Regulations Act, 1976.

ARTICLE - IV

DEVELOPERS OBLIGATIONS

- (a) If any amendment or modification is required to be made in the said Building sanction Plan, the same shall be done by the "Developers" on behalf of the "Owners" and the "Developers" shall pay and bear all fees whereas applicable.
- (b) Nothing in these property shall be constructed as a demise or assignment or conveyance in law by the "Owners" of the said property or any part thereof to the "Developers" in this Residential and partly other than residential Building.
- (c) The "Developers" shall complete the construction of the said multi storied building within 24 months from the date of obtaining building sanction plan.
Be it mentioned any problem created during course of construction will be solved by the developers.
- (d) The "Developers" shall on completion of the construction of the said Building is to be found to put the "Owners" in undisputed possession of the "Owners" share / allocation

space in the manner fully described in the Second Schedule hereunder written together with all rights in common facilities.

- (e) The "Developers" will hold possession of the said property as exclusive license and the "Developers" has to be arranged for mutation of the said property of "Owners" name and to be paid all costs for such mutation and Area Taxes.
- (f) The "Developers" hereby agrees and covenants with the "Owners" not to transfer and assign benefits of this Agreement or any part thereof without the consent in written of the "Owners"
- (g) The "Developers" hereby agrees and covenants with the "Owners" not to violate or contravene any of the provisions or rules applicable for construction of the Building as a result of which the obligations and liabilities will affect upon the "Owners".
- (h) The "Developers" hereby agrees and with the "Owners" not to do any act, deed or thing whereby the "Owners" are prevented from enjoying, selling, assigning and / or disposing of any of the "Owners" Allocation on the Building and remaining spaces and vice versa. The "Developers" hereby further agrees to provide a Xerox copy of the sanction plan to the "Owners"
- (i) The "Developers" are authorized to enjoy any financial assistance against mentioned property from any person / or organization or any credit facilities from any supplier / suppliers, if any disputes arises the "Owners" shall not be liable and responsible and no claim will be entertained in connection with any liability in any manner whatsoever.

ARTICLE V

DEVELOPERS RIGHTS AND REPRESENTATIONS

- (a) The "Developers" shall be exclusively entitled to the Developers Allocation in the Building with the right to transfer or otherwise deal with or dispose of the same and the "Owners" will not in any way interfere with and

peaceful possession of the Developers Allocation provided that the "Developers" has complied with all the terms and conditions which are to be observed and performed by the Developers.

- (b) In so far as necessary all dealings by the "Developers" in respect of the Land and Building shall be in the name of "Owners" for which purpose the "Owners" have agreed to execute a Registered Power of Attorney in favour of M/S. **K.K. FOUNDATION** represented by its Partners, (1) **SRI SUNIL KUMAR PAL** and (2) **SMT. KAKALI DEY** hereinafter referred to as the "**DEVELOPERS**" by these presents with clear understanding that such dealing shall not in any way of fasten or create any Financial liabilities upon the "Owners".

ARTICLE - VI
BUILDING

- (a) The "Developers" shall at their own costs and expenses for construct, erect and complete a G+III Building on the said Land within the time specified above in accordance with the sanctioned Building Plan with good and standard materials as may be specified by the "Architect" and with the observation of "Owners" from time to time.
- (b) The "Developers" shall be installed and erect in the said Building at their own costs and expenses to arrange the Common Electric Meter for the common motor pump, Lift and spaces and for the supply of water to the all Flats.
- (c) The "Developers" shall arrange for the individual Electric Meter also in respect of all the flat Owners thereon including the "Owners" allocation at the cost of the respective occupiers.
- (d) The "Developers" shall be authorized in the name of the Owners in so far as it necessary to apply for and obtain quotas entitlements and other allocation for cement, steel, bricks and other Building materials allocable to the "Owners" for the construction of the Building and to similarly apply for and obtain temporary and permanent connections of water electricity, drainage, sewerage

whatsoever to the said Building and other inputs and facilities required for the construction or enjoyment of the Building.

- (e) All the costs, charges and expenses including Municipal fees, Architect fees shall be discharged by the "Developers" during the period from the execution of this Agreement till the completion of the construction of the said Building and the "Owners" shall bear no responsibility in this context for the above mentioned period.

ARTICLE-VII
FURTHER OBLIGATIONS MUTUALLY AGREED BY THE OWNERS AND THE DEVELOPERS

The "Owners" agree and covenant with the "Developers" that as soon as the "Owners' allocated areas will be completed as per specification and satisfactory condition and/or request of the "Developers" to take possession of their mentioned Allocation, they will take possession within 30 days notice and without any disturbances or creating any problems provided the allocated flat and common portions and spaces are depend up to the entire satisfaction of the "Owners".

ARTICLE VIII
OWNERS INDEMNITY

The Owners" hereby undertake that the "Developers" shall be entitled to the construction and shall enjoy their allocation performs and observes and fulfilled all the terms / conditions herein subject to satisfaction contained and/or on their part to be observed, performed and/or fulfilled.

ARTICLE -IX
DEVELOPERS'S INDEMNITY

- (a) The "Developers" hereby undertakes to keep the "Owners" indemnified from and against all third party's claim and actions arising out of any part of act or

commission of the "Developers" in or relating to the construction of the said Building.

- (b) The "Developers" hereby indemnifies and keeps the "Owners" indemnified from and against all actions, suits, costs, proceedings and claims and demands that may arise out of the "Developers" allocation with regard to the development of the said property and/or in the matter of the construction of the Building and/or for any defect therein.

ARTICLE - X
MISCELLANEOUS

- (a) The "Owners" and the "Developers" have entered in to this Agreement purely for construction and nothing contained herein shall be deemed to contract as partnership between the "Developers" and the "Owners" or as a joint venture between the parties hereto constitute as an Association of persons this arrangement is subject to production of the original Deed of Conveyance as aforesaid.
- (b) The "Developers" and the "Owners" with consultation with the other Flat Owners shall mutually formed scheme for the management and/or for the administrations of the said Building and/or common parts and facilities thereof.
- (c) The "Owners" and the "Developers" hereby agrees by all the rules and regulations and bye Laws of such management / Association / Organization and hereby give their consent to abide by the same.

ARTICLE - XI

- (a) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.
- (b) Force majeure shall mean flood, earthquake, riot, war storm, tempest, civil / commotion, strike, order of a statutory

authority and any other act or commission beyond the control of the parties hereto.

ARTICLE - XII
ARBITRATION

All disputes and differences arising out of this Agreement regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents of determination of any liability shall be referred to the sole arbitration of an Arbitrator, if both the parties agree upon and to the event of any disagreement, the same shall be referred to the arbitration of two Arbitrator, one to be appointed by the "Owners" and another to be appointed by the "Developers" and the same shall be demand to be reference within the meaning of the Arbitration and convention Act, 1996 or any statutory enactment or modification thereof.

ARTICLE - XIII
JURISDICTION

All the disputes have to be settled up under Kolkata jurisdiction and Calcutta High Court.

THE SCHEDULE- "A" ABOVE REFERRED TO:

(Description of the First Party Smt Tanuja Banerjee)

ALL THAT piece and parcel of home stated undivided land measuring more or less **01 cottah 12 chittak 00 Sq.ft** more or less together with R.T.S House standing thereon measuring **200 Sq.ft** more or less lying and situated at **Mouza- Paschim Barisha, J.L. no-19 now 119, Paragana Khaspur, Touji no-1-4, 6, 8-10,12-16, R.S No-43, R.S.KhatianNo.-870 & 210 , R.S Dag no- 406, within the**

local limits of Kolkata Municipal Corporation At Premises 7, Kenaram Ganguly Road under Ward No.125, Kolkata 700008, within the Jurisdiction of Thakurpukur Police Station, Dist south 24 Pargana together with all easement rights and benefits of passage adjacent to the property, it is butted and bounded as follows :-

On the North -15 Feet Kenaram Ganguly Road.

On the South - 406 R.S. Dag No & 12 Feet wide Road.

On the East - Property of Smt Anuja Banerjee & Sri.Aditya Banerjee.

On the West -12 feet Wide Road.

THE SCHEDULE- "B" ABOVE REFERRED TO:

(Description of the Second Party Smt Anuja Banerjee)

ALL THAT piece and parcel of home stated undivided land measuring more or less **01 cottah 12 chittak 00 Sq.ft** more or less together with R.T.S House standing thereon measuring **200 Sq.ft** more or less lying and situated at **Mouza- Paschim Barisha, J.L. no-19 now119, Paragana Khaspur, Touji no-1-4, 6, 8-10,12-16, R.S No-43, R.S.KhatianNo.-870 & 210 , R.S Dag no- 406,** within the local limits of Kolkata Municipal Corporation At **Premises 7, Kenaram Ganguly Road under Ward No.125, Kolkata 700008,** within the Jurisdiction of Thakurpukur Police

Station, Dist south 24 Pargana together with all easement rights and benefits of passage adjacent to the property, it is butted and bounded as follows :-

On the North -15 Feet Kenaram Ganguly Road

On the South - 406 R.S. Dag No

On the East - Part of Dag No-405 & 198.

On the West -Property of Smt Tanuja Banerjee & Sri.Somnath Banerjee.

THE SCHEDULE- "C" ABOVE REFERRED TO:

(Description of the Third Party Sri Aditya Banerjee)

ALL THAT piece and parcel of home stated undivided land measuring more or less 12 chittak 00 Sq.ft more or less together with R.T.S House standing thereon measuring 50 Sq.ft more or less lying and situated at **Mouza- Paschim Barisha**, J.L. no-19 now 119, Paragana Khaspur, Touji no-1-4, 6, 8-10,12-16, R.S No-43, R.S.KhatianNo.-870 & 210 , R.S Dag no- 406, within the local limits of Kolkata Municipal Corporation At **Premises 7, Kenaram Ganguly Road** under **Ward No.125**, Kolkata 700008, within the Jurisdiction of Thakurpukur Police Station, Dist south 24 Pargana together with all easement rights and benefits of passage adjacent to the property, it is butted and bounded as follows :-

On the North -15 Feet Kenaram Ganguly Road

On the South - 406 R.S. Dag No

On the East - Part of Dag No-405 & 198.

On the West -Property of Smt Tanuja Banerjee & Sri.Somnath Banerjee.

THE SCHEDULE- "D" ABOVE REFERRED TO:

(Description of the Fourth Party Sri Somnath Banerjee)
ALL THAT piece and parcel of home stated undivided land measuring more or less 12 chittak 00 Sq.ft more or less together with R.T.S House standing thereon measuring 50 Sq.ft more or less lying and situated at **Mouza- Paschim Barisha**, J.L. no-19 now 119, Paragana Khaspur, Touji no-1-4, 6, 8-10, 12-16, R.S No-43, R.S.KhatianNo.-870 & 210 , R.S Dag no- 406, within the local limits of Kolkata Municipal Corporation At **Premises 7, Kenaram Ganguly Road** under **Ward No.125**, Kolkata 700008; within the Jurisdiction of Thakurpukur Police Station, Dist south 24 Pargana together with all easement rights and benefits of passage adjacent to the property, it is butted and bounded as follows :-

On the North -15 Feet Kenaram Ganguly Road.

On the South - Part of Dag no-406 R.S. Dag No & 12 Feet wide Road.

On the East - Property of Smt Anuja Banerjee & Sri.Aditya Banerjee.

On the West -12 feet Wide Road.

THE SCHEDULE- "E" ABOVE REFERRED TO:

(Description of the Total Land)

ALL THAT piece and parcel of home stated undivided land measuring more or less 05 cottah 00 chittak 00 Sq.ft more or less together with R.T.S House standing thereon measuring 500 Sq.ft more or less lying and situated at Mouza- Paschim Barisha, J.L. no-19 now119, Paragana Khaspur, Touji no-1-4, 6, 8-10,12-16, R.S No-43, R.S.KhatianNo.-870 & 210 , R.S Dag no- 406, within the local limits of Kolkata Municipal Corporation At Premises 7, Kenaram Ganguly Road under Ward No.125, Kolkata 700008, within the Jurisdiction of Thakurpukur Police Station, Dist south 24 Pargana together with all easement rights and benefits of passage adjacent to the property, it is butted and bounded as follows :-

On the North -15 Feet Kenaram Ganguly Road.

On the South - Parth of R.S. Dag No-406 & 12 Feet wide Road.

On the East -Part Of Dag no-405 & 198.

On the West -12 feet Wide Road.

THE SCHEDULE "F" ABOVE REFERRED TO

(OWNERS' ALLOCATION)

1. 40 % of the total built up area according to the building sanction plan from the residential area comprising of:
 - a. One 2BHK flat(South-East Corner) on the Ground floor.
 - b. One 2BHK flat(North-East Side) on the First floor.
 - c. One 3BHK flat(South-West-North Side) on the Second floor.
 - d. One 2BHK flat(South-East Side) on the Third floor.
 - e. One shop room measuring about 107 sqft(Covered area) on the ground floor(North-East Corner).
 - f. Car Parking space measuring more or less 188 sqft on the North side i-e East side of stair case & 106 sqft south side i-e West side of the ground floor flat.
 - g. Refundable amount of Rs. 9,00,000/- (Rupees Nine lakhs) only payable by the developers to the landlord at the time of signing this indenture which shall be return by the landlord to the developers at the time of handing over their the possession.

THE SCHEDULE "G" ABOVE REFERRED TO
(Developers's Allocation)

The Developers will be exclusively entitled to remaining flats and proportionate share of land.

**THE SCHEDULE "H" ABOVE REFERRED TO
SPECIFICATION**

(For the Allocation of the said "Owners")

- Structure : Building designed on earthquake proof R.C.C. frame and foundation, with due consideration of Soil Testing results if necessary(Steel-Kamdenu/S.S.P.L./Captain), (Cement-J.S.W/Ultratech/Shree/Ramco),(PKD Bricks).
- Flooring : Marble Flooring
- Kitchen : Flooring in marble with cooking platform top by Black stone and standard coloured ceramic Tiles up to 2' ft. height with steel sink and fittings.

DOORS

All Doors will be of Flash Door and Bath room door will be P.V.C.

WINDOWS

Aluminum sliding windows will grill of steel.

TOILETS

- a) Concealed internal and cold water lines within PVC Pipes and fittings.
- b) White Porcelain pan/commode.
- c) 1 Shower, 2 Taps with necessary C.P. Fittings.
- d) Porcelain hand wash basin with pillar cock.

- e) 8' feet height Glaze tiles on the walls will be provided.

PLUMBING & DRAINAGE

Necessary drain sewer lines, inspection pits and necessary duly connected to the septic tank.

PAINTING

Water proof cement based paint will be used on outside walls and inside walls will be finished up to plaster of parish and primer in all doors and frames.

ELECTRIFICATION

- A. Concealed wiring with copper cable built in switch board with standard switches i.e. ISI Mark will be provided.
- B. 2 Light Points, 1 Fan point and 1 plug point in each Bed room and Air Conditioner Point in each Room.
- C. 2 Light Point, 2 Fan Points, 1 Power Point and one Plug Point in each Living-cum-dining Room.
- D. 1 Light Point, Exhaust Fan Point and 1 Power Point in each Kitchen.
- E. 1 Light Point in each Toilets and 1 Geezer point.

ELECTRIC METER

For the purpose of procurement of electric main meter installation fees borne by the Developer and for individual meters from CESC. 4(Four) sub-meters for the owners shall also be borne by the Developer.

WATER SUPPLY

Water will be provided through Kolkata Municipal Corporation Water supply.

Proposed by
Asit Kumar Dey
(Architect)

P/188/140/15

Atipom Court

Kol. 700027

Anuja Banerjee
Tanuja Banerjee
Aditi Banerjee
Soumitra Banerjee

SIGNATURE OF THE OWNERS

M/s. K. K. FOUNDATION
Sudhakar Kanish Dey
PARTNER

SIGNATURE OF THE DEVELOPERS

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

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

SIGNED AND DELIVERED by the Parties in the presence of:

MEMO OF CONSIDERATION :

RECEIVED from the within named Purchaser the within mentioned sum of Rs. 9,00,000/- (Rupees Nine Lakhs) only as refundable amount in the following manner

MEMO

Date	Cash/ Cheque/ Draft	Bank/Branch	Amount
27-04-22	000003	HDFC	3,00,000 2
27-04-22	000002	HDFC	3,00,000 2
27-04-22	000004	HDFC	1,50,000 2
27-04-22	000005	HDFC.	1,50,000 2
		Total ::	Rs.9,00,000/-

(Rupees Nine Lakhs) only

WITNESSES :

Sunil-Pal
S/o. S. Pal
Aipore Court
Kot. 700027.

Anuja Banerjee
Janija Banerjee,
Aditya Banerjee
Sumanth Banerjee

SIGNATURE OF THE OWNERS

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Sant Kumar*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Kavita Dey*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ADITYA BANERJEE

Signature *Aditya Banerjee*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SOMNATH BANERJEE

Signature *Somnath Banerjee*



	Thumb	1 st finger	Middle finger	Ring finger	Small Finger
left hand					
right hand					

Name ANUJA BANERJEE

Signature : *Anuja Banerjee*

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name TANUJA BANERJEE

Signature : *Tanuja Banerjee*

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



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

Query No / Year	2001082308/2022	Office where deed will be registered
Query Date	06/04/2022 8:09:18 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Asit Dey Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8777740082, Status : Advocate	
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 9,00,000/-]
Set Forth value	Rs. 10,00,000/-	Market Value Rs. 28,49,997/-
Total Stamp Duty Payable(SD)	Rs. 5,021/- (Article:48(g))	Total Registration Fee Payable Rs. 9,021/- (Article:E, E, B)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kenaram Ganguly Road, , Premises No: 7, , Ward No: 125 Pin Code : 700008

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	5 Katha	8,50,000/-	26,99,997/-	Width of Approach Road: 15 Ft..
Grand Total :				8.25Dec	8,50,000 /-	26,99,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1,50,000/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years. Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1,50,000 /-	1,50,000 /-	



Query No 2001082308 of 2022, Printed On : Apr 13 2022 12:31PM, Generated from Registration office

AS- 1 of 4

	Name & address	Status	Execution/Admission Details
	<p>ANUJA BANERJEE Wife of Mr SOMNATH BANERJEE 417 JAIGIR GHAT ROAD, 1 BACHAR PARA, City:-, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: C1xxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
2	<p>Mrs ANUJA BANERJEE Wife of Late DEB NARAYAN BANERJEE 46/B DR K D MUKHERJEE ROAD, City:-, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
3	<p>Mr SOMNATH BANERJEE Son of Late CHANDI CHARAN BANERJEE 417 JAIGIR GHAT ROAD 1 NO BACHAR PARA ROAD, City:-, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
4	<p>Mr ADITYA BANERJEE Son of Late DEB NARAYAN BANERJEE 46/B DR K D MUKHERJEE ROAD, City:-, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self

Developer Details :		Status	Execution/Admission Details
Sl No	Name & address		
1	<p>K K FOUNDATION 258Q JADAV GHOSH ROAD, City:-, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 PAN No.:: AAxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>	Organization	Executed by: Representative

Details :		Representative of
Name & Address		
1	SUNIL KUMAR PAL Son of Mr MADAN CHANDRA PAL 258 JADAV GHOSH ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: ALxxxxxx5J,Aadhaar No Not Provided by UIDAI	K K FOUNDATION (as PARTNER)
2	Mrs KAKALI DEY Wife of SUSHIL DEY 201/17 TALPUKUR ROAD, City:- , P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: AWxxxxxx0G,Aadhaar No Not Provided by UIDAI	K K FOUNDATION (as PARTNER)

Identifier Details :

Name & address
Mr ASIT KR DEY Son of Late A K DEY ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, . Identifier Of Mrs TANUJA BANERJEE, Mrs ANUJA BANERJEE, Mr SOMNATH BANERJEE, Mr ADITYA BANERJEE, Mr SUNIL KUMAR PAL, Mrs KAKALI DEY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs TANUJA BANERJEE	K K FOUNDATION-2.0625 Dec
2	Mrs ANUJA BANERJEE	K K FOUNDATION-2.0625 Dec
3	Mr SOMNATH BANERJEE	K K FOUNDATION-2.0625 Dec
4	Mr ADITYA BANERJEE	K K FOUNDATION-2.0625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs TANUJA BANERJEE	K K FOUNDATION-125.00000000 Sq Ft
2	Mrs ANUJA BANERJEE	K K FOUNDATION-125.00000000 Sq Ft
3	Mr SOMNATH BANERJEE	K K FOUNDATION-125.00000000 Sq Ft
4	Mr ADITYA BANERJEE	K K FOUNDATION-125.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 06-05-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 06-05-2022)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

AS- 3 of 4

ment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required

Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

- 8.
- 9.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS,D.S.R. - II SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. BEHALA,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA

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

Details

GRN:	192022230008770471	Payment Mode:	Online Payment
GRN Date:	17/04/2022 12:57:35	Bank/Gateway:	AXIS Bank
BRN :	323003767	BRN Date:	17/04/2022 12:04:11
Payment Status:	Successful	Payment Ref. No:	2001082308/5/2022 (Query No*/Query Year)

Depositor Details

Depositor's Name: ASIT DEY
Address: ALIPORE POLICE COURT SOUTH 24 PARAGANAS PIN 700027
Mobile: 8777740082
Depositor Status: Advocate
Query No: 2001082308
Applicant's Name: Mr Asit Dey
Identification No: 2001082308/5/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001082308/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	21
2	2001082308/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	9021
			Total	9042

IN WORDS: NINE THOUSAND FORTY TWO ONLY.