

1000/1634/2023

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12:30pm  
 07/07/23  
 R=2/1634/23

Certified that the document is admitted  
 to registration in accordance with  
 the provisions of the Registration Act, 1908  
 and the provisions of the West Bengal  
 Registration Act, 1950.

*[Signature]*  
 Registrar-1  
 District 24 Parganas

07 JUL 2023

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on this ..07..  
 day of July 2023 (Two Thousand Twenty Three)

**BETWEEN**

508/1

56 JUL 2023

4100

No.....Rs.1000/- Date.....

TUKUN erhooh.

Name : .....

Advocate  
Alipur Judge's Court  
Kolkata - 27

Address : .....

Vendor : Subhankar Das  
Alipore Collectorate, 24 Pgs (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27

4100 = 1000/-

Identified by me  
Sankar Sen  
Age - 42  
Occupation - Seives  
8/10 Lake Anup Ku. Sen  
8, Taganath Ghosh Road  
P. S. & P. O. - Kasba, Kal-42



Branch Sub-Registrar  
Alipore, South 24 Pgs

JUL 2023

**1. SRI. SUBRATA SAHA (PAN NO. AMAPS6459D & AADHAAR NO. 5661 7292 9654)**, son of Late Balai Chandra Saha, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, 7A, Kankulia Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019, District South 24 Parganas **2. SMT. SIPRA CHAUDHURY (OCI NO. A126453)** wife of Sri. Biprasish Chaudhury daughter of Late Balai Chandra Saha, by Faith - Hindu, by Occupation - Service, permanent resident of 7A, Kankulia Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019, District South 24 Parganas, now residing at 40, Richview Road, Unit number #1601, Toronto M9A 5C1, <sup>Citizen of</sup> Canada hereinafter referred to as "the **OWNERS/VENDORS** (which expression shall unless repugnant to the context mean and include their heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

**AND**

**AMARJEET SINGH & COMPANY (PAN NO. ATCPS3171M)** a sole proprietorship firm having its office at 88A/8, Bosepukur Road, Kolkata - 700042 and represented by its sole proprietor **AMARJEET SINGH (PAN NO. ATCPS3171M & AADHAAR NO. 3628 2082 5671)** son of Sri Dharamnath Nationality-Indian. Singh, by faith-Hindu, by occupation - Business, and residing at 49/8, Swinhoe Lane, Kolkata - 700042, hereinafter called the "**DEVELOPER**" (which expression shall unless, excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns) of the **OTHER PART**.

**1.0. SCOPE AND AMBIT OF THE AGREEMENT**

1.1. That the Owners/Vendors are looking for some experienced Developer to develop the First Schedule mentioned property and the Developer herein after knowing the intention of the Owners/Vendors, have approached the Owners/Vendors and agreed and/or decided to develop the First Schedule property lying and situated at premises No. 7A, Jogesh Bramhachari Sarani previously 7A, Kankulia Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019, District South 24 Parganas, under Kolkata Municipal Corporation Ward No. 68, under Kolkata Municipal Corporation Assessee No. 110681700067, hereinafter referred to as "the said Premises and more fully described in the **First Schedule** hereunder written.

.....CONT

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-**

**2.0. REPRESENTATIONS OF THE FIRST PARTY**

2.1 That by a Deed of Conveyance dated 7<sup>th</sup> March, 1973 one Sri Ranjit Samanta transferred, conveyed and sold all that a plot of bastu land measuring about 7 cottahs 15 chittacks be little more or less, lying and situated at Municipal Premises No. 7, Kankulia Road, P.S. Gariahat, P.O. Ballygunge, Ward No. 68, Kolkata - 700019 to Smt. Hena Saha and Monindra Lal Chowdhury. The said Deed of Conveyance dated 7<sup>th</sup> March, 1973 was duly registered at District Registration Office at Alipore, recorded in Book No. 1, Volume No. 46, Page No. 77 to 90, being Deed No. 1104 for the year 1973.

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2.2 That subsequently Smt. Hena Saha and Monindra Lal Chowdhury constructed one storied building upon the said plot of land lying and situated at Municipal Premises No. 7, Kankulia Road, P.S. Gariahat, P.O. - Ballygunge, Ward No. 68, Kolkata-700019.

2.3 That by virtue of a Partition Deed dated 26<sup>th</sup> August, 1981 Smt. Hena Saha and Monindra Lal Chowdhury jointly mutually equally divided the said plot of bastu land measuring about 7 cottahs 15 chittacks be little more or less, togetherwith two partly three partly four storied building standing thereon into two plots (Lot - A and Lot - B as stated therein) lying and situated at Municipal Premises No. 7, Kankulia Road, P.S. - Gariahat, P.O. - Ballygunge, Ward No. 68, Kolkata - 700019 between themselves. The said Partition Deed was duly registered at District Registrar Alipore, recorded in Book No. 1, Volume No. 315, Page No. 46 to 54, being No. 7207, for the year 1981.

2.4 By virtue of a Partition Deed dated 26<sup>th</sup> August, 1981 Smt. Hena Saha became the absolute owner and seized and possessed and well sufficiently entitle to the divided and demarcated half share of the bastu land measuring about 3 cottahs 15 chittacks 22 Sq.ft. be little more or less, together with one storied building standing thereon (Lot - A as stated therein) being portion of premises No. 7, Kankulia Road, P.S. - Gariahat, P.O. - Ballygunge, Ward No. 68, Kolkata - 700019.

2.5 That by virtue of the aforesaid Hena Saha since deceased have duly mutated her name before the Kolkata Municipal Corporation in respect of all that the bastu land measuring about 3 cottahs 15 chittacks 22 Sq.ft. be little more or less, together with one storied building standing thereon (Lot - A as stated therein) being portion of premises No. 7, Kankulia Road, and obtained separate Premises No then 7A, Kankulia Road now Premises No. 7A, Jogesh Brahamachari Sarani, under Assessee No. 110681700067, under Kolkata Municipal Corporation (herein after referred as the said property and more particularly mentioned in First Schedule hereunder written).

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2.6. That Hena Saha died instated on 26.08.2015 and his husband Balai Saha died instated on 05.08.1995 leaving behind their only son namely Subrata Saha and only daughter namely Sipra Chauwdhury as their only legal heirs, legal successors and legal representatives.

2.7. That by virtue of the aforesaid Subrata Saha (Vendors/Owners No.1) and Sipra Chaudhury (Vendors/Owners No.2) become the absolute joint owners in respect of all that the bastu land measuring about 3 cottahs 15 chittacks 22 Sq.ft. be little more or less, together with one storied building standing thereon being Premises No then 7A, Kankulia Road, now Premises No. 7A, Jogesh Brahamachari Sarani, under Assessee No. 110681700067, under Kolkata Municipal Corporation Ward No. 68 (hereinafter referred as the said property and morefully and particularly mentioned in First Schedule hereunder written).

2.8. The Owners while enjoying the said plot of Bastu land measuring more or less about 03(Three) Cottahs 15(Fifteen) Chittaks 22 (Twenty Two) Square Feet of a plot of land together with one storied building measuring about 1000 Square feet standing thereon, lying and situated at 7A, Jogesh Brahmachari Sarani previously 7A, Kankulia Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019, District South 24 Parganas, under Kolkata Municipal Corporation Ward No. 68, under Kolkata Municipal Corporation Assessee No. 110681700067, decided to construct a new building on the aforesaid land, but due to financial inconvenience and lack of technical knowledge and man power had approached to M/S AMARJEET SINGH & COMPANY, the Developer therein.

2.9. That on 25.07.2016 one Development Agreement was executed and signed between the owners/vendors and the said Developer therein on certain terms and conditions as described in that said Agreement, in respect of the whole plot of land with structure, and the same was registered and executed on 25.07.2016, in the Office of the D.S.R. - I, Alipore, South 24 Parganas and the same was recorded in Book No. 1, Volume No. 1601-2016, Pages from 72138 to 72176, Being No.160102439, for the year 2016 and also one Development Power of Attorney was executed between the owners/vendors and the said Developer therein, before the Registry Office of D.S.R. - I, Alipore, South 24 Parganas and the same was recorded in Book No. 1, Volume No. 1601-2016, Pages from 72177 to 72195, Being No.160102440, for the year of 2016.

Amritjeet Singh

2.10. That due to some difficulties from both the parties, both the aforementioned Development Agreement and Development Power of Attorney dated 25.07.2016, was cancelled and / or revoked through a registered Deed of Cancellation of Development Agreement, registered at the Office of the D.S.R. - I, at Alipore Vide Deed No. ....1558....., for the year 2023 and also a registered Deed of Cancellation of Development Power of Attorney, registered at the Office of the D.S.R. - I, at Alipore Vide Deed No. ....0079....., for the year 2023.

Amritjeet Singh

2.8. At present the First Parties herein above mentioned are the absolute joint beneficiary and owners in respect of the "said premises" and the First Parties further assures the Second Party that the "said Premises" is free from all encumbrances, liens, lispensens, attachments, mortgages of any nature whatsoever or howsoever.

2.9. Now the First Parties, further have not entered into any agreement with regard to the "said Premises" more particularly mentioned in the First Schedule below, nor shall enter into any agreement with regard to the said Premises with any third party save and except with the Second Party.

2.10. There is no acquisition and/or requisition on the said Premises.

### 3.0. APPOINTMENT:

3.1. That the Owners herein in view to develop the aforesaid property (more particularly mentioned in the First Schedule) have jointly approached before the

Second Party as a Developer for the construction of the new multistoried building. The Second Party on the basis of the assurance given hereinabove by the First Parties to the Second Party and relying upon the same, has agreed to accept such appointment for development of the said Premises.

3.2. Developer shall bear all cost of legal expenses. (including municipal fees for passing plan, Gst. etc).

3.3. That the developer shall take necessary steps and/or action and also bear all the legal expenditure for obtaining the necessary permission for development of the said premises from the competent authority by demolishing the existing old structures.

3.4 That the developer shall take all necessary steps and/or action to make agreeable the existing tenants and/or occupiers and bear all the expenditure for the negotiation/arrangements with the existing tenants and occupiers and also bear all legal expenditure for obtaining the necessary permission for development of the said premises from the competent authority by demolishing the existing old structure.

#### **4.0. TITLE OF THE SAID PREMISES**

4.1 That by a Deed of Conveyance dated 7<sup>th</sup> March, 1973 one Sri Ranjit Samanta transferred, conveyed and sold all that a plot of bastu land measuring about 7 cottahs 15 chittacks be little more or less, lying and situated at Municipal Premises No. 7, Kankulia Road, P.S. Gariahat, P.O. Ballygunge, Ward No. 68, Kolkata - 700019 to Smt. Hena Saha and Monindra Lal Chowdhury. The said Deed of Conveyance dated 7<sup>th</sup> March, 1973 was duly registered at District Registration Office at Alipore, recorded in Book No. 1, Volume No. 46, Page No. 77 to 90, being Deed No. 1104 for the year 1973.

4.2 That subsequently Smt. Hena Saha and Monindra Lal Chowdhury constructed one storied building upon the said plot of land lying and situated at Municipal Premises No. 7, Kankulia Road, P.S. Gariahat, P.O. - Ballygunge, Ward No. 68, Kolkata-700019.

4.3 That by virtue of a Partition Deed dated 26<sup>th</sup> August, 1981 Smt. Hena Saha and Monindra Lal Chowdhury jointly mutually equally divided the said plot of bastu land

Anuraj Singh

measuring about 7 cottahs 15 chittacks be little more or less, togetherwith two partly three partly four storied building standing thereon into two plots (Lot - A and Lot - B as stated therein) lying and situated at Municipal Premises No. 7, Kankulia Road, P.S. - Gariahat, P.O. - Ballygunge, Ward No. 68, Kolkata - 700019 between themselves. The said Partition Deed was duly registered at District Registrar Alipore, recorded in Book No. 1, Volume No. 315, Page No. 46 to 54, being No. 7207, for the year 1981.

Arvind Singh

4.4 By virtue of a Partition Deed dated 26th August, 1981 Smt. Hena Saha became the absolute owner and seized and possessed and well sufficiently entitle to the divided and demarcated half share of the bastu land measuring about 3 cottahs 15 chittacks 22 Sq.ft. be little more or less, together with one storied building standing thereon (Lot - A as stated therein) being portion of premises No. 7, Kankulia Road, P.S. - Gariahat, P.O. - Ballygunge, Ward No. 68, Kolkata - 700019.

4.5 That by virtue of the aforesaid Hena Saha since deceased have duly mutated her name before the Kolkata Municipal Corporation in respect of all that the bastu land measuring about 3 cottahs 15 chittacks 22 Sq.ft. be little more or less, together with one storied building standing thereon (Lot - A as stated therein) being portion of premises No. 7, Kankulia Road, and obtained separate Premises No then 7A, Kankulia Road now Premises No. 7A, Jogesh Brahamachari Sarani, under Assessee No. 110681700067, under Kolkata Municipal Corporation (herein after referred as the said property and more particularly mentioned in First Schedule hereunder written).

4.6. That Hena Saha died instated on 26.08.2015 and his husband Balai Saha died instated on 05.08.1995 leaving behind their only son namely Subrata Saha and only daughter namely Sipra Chauwdhury as their only legal heirs, legal successors and legal representatives.

4.7. That by virtue of the aforesaid Subrata Saha (Vendors/Owners No.1) and Sipra Chaudhury (Vendors/Owners No.2) become the absolute joint owners in respect of all that the bastu land measuring about 3 cottahs 15 chittacks 22 Sq.ft. be little more or less, together with one storied building standing thereon being Premises No then 7A, Kankulia Road, now Premises No. 7A, Jogesh Brahamachari Sarani, under



Assessee No. 110681700067, under Kolkata Municipal Corporation Ward No. 68 (hereinafter referred as the said property and more particularly mentioned in First Schedule hereunder written).

4.8. At present the First Parties herein above mentioned are the absolute joint beneficiary and owners in respect of the "said premises" and the First Parties further assures the Second Party that the "said Premises" is free from all encumbrances, liens, lispens, attachments, mortgages of any nature whatsoever or howsoever.

4.9. The First Parties have not entered into any agreement with regard to the "said Premises" more particularly mentioned in the First Schedule below, nor shall enter into any agreement with regard to the said Premises with any third party save and except with the Second Party.

4.10. There is no acquisition and/or requisition on the said Premises..

4.11. That the first party shall render his co-operation towards the Second Party for smooth development of the aforesaid property.

5.0. **DEVELOPER:** The Developer has stated to the First Parties that it has got reasonable expertise for development of various premises in and around Kolkata either through itself or through its sister concerns. The Second Party has reasonable expertise and infrastructure and financial capabilities to complete the project and make the same a viable one.

6.0. **DEFINITION:** in this indenture unless it be contrary or repugnant to the context the following words shall have the following meanings:

6.1. **OWNERS/VENDORS:** 1. **SRI. SUBRATA SAHA** 2. **SMT. SIPRA CHAUDHURY** hereinafter referred to as "the **OWNERS/VENDORS**" (which expression shall unless repugnant to the context mean and include their heirs, executors, administrators, representatives and assigns)

6.2 **DEVELOPER AMARJEET SINGH & COMPANY** a sole proprietorship firm having its office at 88-A/8, Bose Pukur Road, Kolkata - 700042 and represented by its sole proprietor **AMARJEET SINGH** (PAN-ATCPS3171M & Aadhaar No. 3628 2082 5671) son of Sri Dharamanth Singh, by faith - Hindu, by occupation - Business, and

Amarjeet Singh

residing at 49/B, Swinhoe Lane, Kolkata 700042 hereinafter called the "DEVELOPER" (which expression shall unless, excluded by or repugnant to the context be deemed to include its heirs, executors, successors, representatives, administrators and assigns).

6.3. **SAID LAND: ALL THAT** the Bastu Land measuring an area 03(Three) Cottahs 15(Fifteen) Chittaks 22 (Twenty Two) Square Feet of a plot of land together with one storied building measuring about 1000 Square feet standing thereon, lying and situated at 7A, Jogesh Brahmachari Sarani previously 7A, Kankulia Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019, District South 24 Parganas, under Kolkata Municipal Corporation Ward No. 68, under Kolkata Municipal Corporation Assessee No. 110681700067.

*Abhrajit Singh*

6.4. **PREMISES:** 7A, Jogesh Brahmachari Sarani previously 7A, Kankulia Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019, District South 24 Parganas, under Kolkata Municipal Corporation Ward No. 68, under Kolkata Municipal Corporation Assessee No. 110681700067.

6.5. **BUILDING:** Shall mean proposed multistoried building to be constructed thereon consisting of several self-contained flats, shop and car parking spaces.

6.6. **BUILDING PLAN:** Shall mean the proposed multi-storied Building Plan to be submitted before the competent authority and other statutory authority including all modifications or variations therein upon acknowledgement and/or consent between both the parties.

6.7. **SUPER BUILT UP AREA:** shall mean and include the plinth area of the building measuring at the floor level of the basement of any stories and shall be concluded by inclusion of the thickness internal and external and pillars including the proportionate space covered by common passages, staircase, landing. proportionate share of the land also included save that is any wall be the common between two separate two portions/flats/rooms then only half of such wall thickness to be included for computing the area of is flat.

6.8. **COMMON PORTION/AREAS:** shall mean and include the common paths, common passage, drive ways, main entrance, common boundary walls, common

drains, common sewerage, common lines, common connections, stairs, stair landings and landing on all floors, lift, lobbies, Water reservoirs both underground and overhead, common toilets, ultimate roof of the building, compounds and all other parts and areas of the building to be maintained and enjoyed by all or any of the occupants in common. As mentioned in the Third Schedule.

6.9. **COMMON FACILITIES AND AMENITIES:** Shall include roof, stair ways, passage way, lift, overhead water tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions maintenance and/or management of the building. As mentioned in the Third Schedule.

6.10 **ASSOCIATION:** Shall mean an association which has formed by the purchasers for the common purpose and having such regulation and bye-laws for the time being as the Owner or Developer may deem fit and proper.

6.11. **UNDIVIDED PROPORTIONATE SHARE:** Shall mean the undivided impartible and indivisible share or interest in the land attributable to the said unit.

6.12. **FLATS:** Shall mean all that the other flats/units/apartments/ constructed space of the said building.

6.13. **TRANSFER:** With its grammatical variation shall include a transfer by possession and by other means adopted for effecting what is understood as a transfer for flat/unit multi storied building to the Purchaser.

6.14. **COMMON EXPENCES:** Shall mean and include the proportionate share of cost expenses, and charges for working maintenance, upkeep repair and replacement of the common parts including proportionate share of Corporation Taxes, Property Taxes and other Taxes, and levies relating to or connected with the said building and land there to. As mentioned in the Fourth Schedule.

6.15. **CO-PURCHASERS OR CO-OWNERS:** Shall mean the person or persons with the Landlords/Owners and the Developer agrees to transfer flats by way of conveyance or otherwise undivided interests of land.

*Adwait Jee Singh*

6.16. **COMMON EASEMENTS:** Shall mean the easements, quasi easements, rights, privileges and appurtenances appertaining to the said flat for reasonable enjoyment and occupation of the flat and shall also include the reciprocal easements, quasi easements, obligations and dues or like nature of other flat in the said building in or upon such flats.

6.17. **THE PRONOUNCE HE OR SHE:** Shall mean and to be construed to have been used to mean any person or persons male or female, a firm, a company or any other legal entity capable of holding property, if the context so admits in these Indenture.

**7.0. OBLIGATION, DUTIES, RESPONSIBILITIES AND COVENANTS OF OWNERS:**

7.1. The first parties shall pay all rates and taxes in respect of the said premises till the date of execution of this Agreement and thereafter the property taxes, rates, charges fees etc. will be paid by the second party on behalf of the first parties for the said premises until the possession of the Owners' Allocation mentioned hereinafter is handed over to the first parties after development and thereafter the property tax will be divided according to share of the Owners' Allocation and the Developer's Allocation.

7.2. The second party is hereby authorized by the first parties to enter into various agreements for sale and disposal of the Developers' Allocation only.

7.3. That after the execution of this Development Agreement, the second party is empowered to execute and/or get register necessary conveyance in favour of the Second Party its nominee and/or nominees/buyers for the Developers' Allocation only.

7.4 The first parties have not entered into any agreement for sale or transfer or development of the said property (more particularly mentioned in the First Schedule below) with any other person or persons. The second party shall must completed the development project within 24 (Twenty-four) months from the date of obtaining building sanction plan from the Kolkata Municipal Corporation.

7.5 The first party hereby grants exclusive right to the second party to build up and to exploit residentially the said premises by constructing new ground plus four

*Amarjeet Singh*

building or buildings thereon in accordance with the plan or plans and as per terms and conditions of this agreement.

7.6 The first party shall always co-operate with the second party for smooth development of the said premises and shall not do any act, deed or things whereby the second party shall be prevented from construction and completion of the new building or buildings or in disposal of the second party's allocation nor shall cause any obstruction or interruption in the second party's making or causing to be made such construction of the new building or buildings or in disposal of the second party's allocation, nor shall cause any obstruction till the development is completed.

Amarjeet Singh

7.7 The first party hereby agrees and covenants with the second party not to do any acts, deeds or things whereby the second party may be prevented from selling, assigning and/or disposing the second party's allocation or portion thereof.

7.8 The first party shall execute power of attorney/attorneys in favour of the second party and/or its nominee or nominees for carrying out the development of the said premises and/or all acts relating to and touching with the development project as well as for disposal of the Developer's allocation by the second party.

7.9 The first party will sign all papers and documents as may be required for smooth development and disposal of the said premises in terms of this agreement as and when placed by the second party and/or as and when the same will be required for statutory compliance without any delay and negligence.

7.10. The first party or his authorized representative shall sign and/or cause to be signed all plans, applications, affidavits, declarations and other documents as may be required for obtaining sanction of the building plan from the Kolkata Municipal Corporation and/or for obtaining sanction from other statutory authorities.

7.11 The First Party shall sign all documents for disposal of the second party's allocation including for execution and registration of conveyance and/or conveyances to the nominee and/or nominees of the second party for disposal of the second party's allocation.

7.12 The first parties will not indulge in any activities, which may be detrimental to the development of the said premises and/or may affect the mutual interest of the

parties hereto. It will take all steps that may be necessary for successful completion of the development of the said premises and for disposal of the second party's allocation to the second party and/or its nominees.

7.13 The second parties hereby agrees and covenants with the first party that the second party shall obtain No Objection Certificate from various authorities as required for building plan and development of the said premises, provided however, that the first party shall assist the second party in obtaining such No Objection Certificates and/or clearances.

7.14 The Owners/first party shall have full right and liberty to visit the construction site upon prior intimation at all times and regularly and inspect the quality of the construction materials and works.

7.15 That violation of any terms and conditions of this Agreement by the Developer, the Owners have every right to take necessary steps and/or action to defend the same in accordance with law before the appropriate court of law.

7.16 That in case of death of any of the Owner's herein, the legal heirs and/or legal representatives of the said deceased Owners will be bound to execute a fresh Joint Development Agreement and General Power of Attorney in favour of the Developer on the same terms and conditions without any change of the any terms and conditions or demands mentioned in these presents.

**DUTIES, RESPONSIBILITIES AND COVENANTS OF THE SECOND PARTY:**

8.1. That the Developer shall must complete the construction of the proposed multistoried building within a period of 24 (Twenty Four) months from of obtaining building sanction plan from the Kolkata Municipal Corporation. Any such delay must be explained and intimated in writing to the owners for their information and mutual approval.

8.2. The second party has stated and assured that it has reasonable requisite expertise to develop several premises in and around Kolkata. It has necessary expertise and infrastructure for carrying out the development project for the magnitude of one which is at hand on the said premises.

Amrinder Singh

8.3. The Second Party shall ensure maximum residential exploitation of the said premises to the mutual benefit of the parties on the basis of sanction plan and as per Rules of KMC.

8.4. The second party shall prepare a building plan to avail ground plus four storied building under the given circumstances.

8.5. The second party shall always act in accordance with law and without breach of any statutory provisions.

8.6. The second party shall at its own cost and risk construct, erect and complete the new building or buildings at the said premises in accordance with the plan at its own cost and risk with good and standard materials as per specifications to be given by the architect, who is registered with KMC.

8.7. The second party shall bear all costs for development, construction and erection of the new building in the said premise. The second party shall install pump, water storing tank, overhead reservoir, electric connections, lift and other installations and facilities required to be provided in a residential multi-storied building at Kolkata having self-contained apartment(s) on ownership basis.

8.8. The second party shall not sell, transfer and/or dispose of the First Party's allocation under any circumstances SAVE what has been provided in this agreement.

8.9. All allocations, plans and other papers and documents as may be required by the second party for the construction of the proposed multi-storied building shall be prepared and submitted by the second party on behalf of the First Parties at its (developer) own costs and expenses and it shall pay and bear all fees including Architect's fees, charges and expenses required to be paid or deposited for exploitation of the said property.

8.10. The second party shall be authorized in the name of the First Party in so far as is necessary to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials allocable to the First Party for the construction of the building(s) and to similarly apply for and obtain temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas to the new building or buildings and other inputs and facilities required for the

*Aravind Singh*

construction or enjoyment of the building for which purpose as mentioned hereinabove, the First Party shall execute in favour of the second party, a Power of Attorney and other authorities as shall be required by the second party.

8.11. The second party shall subject to the terms and conditions of this agreement hand over the First Parties allocation in complete and habitable condition duly completed to the First Parties in time within 24 (twenty four) months from the date of obtaining building sanction plan from the Kolkata Municipal Corporation and shall not encumber the First Parties allocation, under any circumstances, in any manner whatsoever. It is made clear that the second party first handover the owner's allocation to the first party.

*Anil Jit Singh*

8.12. The second party shall not do any act, deed or things whereby the First Parties shall be prevented from enjoying, selling, assigning and/or disposing of the First Parties allocation in the new building or buildings at the said premises,

8.13. That any amendment or modification is to be required of the said building plan the same shall be done by the Developer at his own costs, expenses and risk and the Developer will pay and bear all fees including Architect's fees, municipal charges and expenses required to be paid or deposited for such amendment and/or modification of the building plan but the owner will not be prejudiced for the same said amendment or modification.

**9.0. ALLOCATION:**

**OWNERS' ALLOCATION:**

Upon promotion or developing by the Developer of the said premises, the Owners/Vendors shall must get the following areas as **OWNERS' ALLOCATION:**

9.1. 50% of the First Floor from the backside of the proposed multi-storied building.

9.2. 50% of the Second Floor from the backside of proposed multi-storied the building.

9.3. 50% of the Third Floor from the front side of the proposed multi-storied building.

9.4. North Side of the Ground Floor of the proposed multi-storied building as Car Parking area.



9.5 Other than the aforesaid the Owners shall get Rs. 5,00,000.00 (Rupees Five Lakhs) only as non-refundable security deposit in following manner:

9.5.1. Rs. 1,00,000.00 (Rupees One Lakh) only at the time of execution of this Agreement.

9.5.2. Rs 2,00,000.00 (Rupees Two Lakhs) only at the time of handover the possession of the First Schedule mentioned property to the Developer.

9.5.3. Rs. 2,00,000.00 (Rupees Two Lakhs) only at the time of first floor casting.

from the Developer as "**OWNERS' ALLOCATION**" from the said proposed multi-storied building along with habitable condition with availability of water and electricity together with the undivided proportionate share of the land area of the said premises together with all common areas, common parts, common facilities and common equipments as mentioned in the Fourth Schedule below subject to payment of common expenses and common restrictions as mentioned in the Fifth Schedule and Sixth Schedule hereunder written.

Anwar Iqbal Singh

9.6. The Owners/Landlords may sell the flats, car parking spaces from their allocation to the intending purchaser or purchasers at such price and terms and conditions and their discretion also.

**DEVELOPER'S ALLOCATION:**

Upon promotion or developing by the Developer of the said premises, the Developer shall must get the following areas as **DEVELOPER'S ALLOCATION:**

- A. 50% of the First Floor from the front side of the proposed multi-storied building.
- B. 50% of the Second Floor from the front side of the proposed multi-storied building.
- C. 50% of the Third Floor from the backside of the proposed multi-storied building.
- D. South Side of the Ground Floor of the proposed multi-storied building as Car Parking area.

9.7. And also the Developer get the balance and /or rest saleable area of the entire proposed building i.e. flats, shop and car parking spaces etc. proportionately.

from the Owners as "**DEVELOPER'S ALLOCATION**" along with habitable condition with availability water and electricity together with undivided proportionate share of the land area of the said premises together with all common areas, common parts, common facilities and common equipments as mentioned in the Fourth Schedule below subject to payment of common expenses and common restrictions as mentioned in the Fifth Schedule and Sixth Schedule hereunder written.

9.8. That the Developer shall demolish the existing structure standing thereon and shall take all the old building materials with him.

9.9. The Developer can sale the flats and covered spaces, car parking etc. from their allocations to the intending purchaser or purchasers at such price and terms and conditions and their discretion also.

#### **10.0. TIME AND COMPLETION**

The Second party shall must complete the development of the said premises within 24 (Twenty Four) months from the date of obtaining sanctioned plan from the Kolkata Municipal Corporation. If any delay cause due to negligence from the Developer in such event developer get and extension for the period of (six) months after expiry of the aforesaid period. The time will not be extended for further more considering the time is essence of this contract.

#### **11.0. MAINTENANCE:**

The second party shall manage and maintain the common services of the building/buildings to be constructed till an association is formed with the help and co-operation of the First Party but at the cost of the allottees to which all the allottees shall be the members irrespective of whether they acquire right, title and interest of the First Party allocation or from the second party's allocation and after such association is formed, the common service, maintenance and management of the building or buildings shall be managed, controlled and organized by the said association. However, it is made absolutely clear that the First Party and the second party are principally responsible for the payment of maintenance/service charges for their respective allocation. After the association is formed, the second party shall hand over the maintenance to the association.

*Armat Jee Singh*

**12.0. FIRST PARTIES'S INDEMNITY:**

The First Party hereby undertakes that the second party shall be entitled to enjoy its allocated space without any interference and/or disturbance provided the second party performs and fulfils all the terms and conditions herein contained and/or on its part to be observed and performed subject to provisions of this agreement.

**13.0. SECOND PARTY'S INDEMNITY:**

The Second party hereby undertakes that the First Party shall be entitled to enjoy its allocated space without any interference and/or disturbance provide the First Party performs and fulfils all the terms and conditions herein contained and/or his own part to be observed and performed subject to provisions of this agreement.

*Amrit Jit Singh*

**14.0. NEGATIVE COVENANTS:**

As and by way of negative covenants the First Party has agreed:-

During subsistence of this agreement not to deal with and/or dispose of the said premises to any third party, provided however, that the Second party shall be entitled to enter into an agreement with prospective and/or intending purchasers for selling the Developer's Allocation.

**15.0. MISCELLANEOUS:**

15.1. The First Party and the second party have entered into this agreement purely as a contract at arm's length and on principal to principal basis and nothing contained herein shall be deemed to construe as a partnership between the second party and the First Party or as a joint venture between the parties hereto in any manner nor shall be the parties hereto constitute as an association of persons.

15.2. It is understood that from time to time to facilitate the construction of the new building or buildings by the second party various deeds matters and things not herein specified may be required to be done by the second party and for which the second party may need the authority of the First Party and various applications and other documents may be required to be signed or made by the First Party relating to which specific provisions may not have been mentioned herein. The First Party hereby undertakes to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the First Party shall execute ALL

such additional power of attorney and/or authorities as may be required by the second party for the purpose of development and all connected matters and the First Parties also undertakes to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe the rights of the First Party and/or go against the spirit of this agreement.

15.3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the First Party of the said premises or any part thereof to the second party or as creating any right title or interest in respect thereof in the second party.

15.4. The First Party shall hand over vacant possession of the said premises to the second party when the second party make arrangements for shifting of the first party and the second party shall be in possession of the said premises until the development is completed.

15.5. During subsistence of the agreement, the First Party shall not deal with the said premises in any manner whatsoever except for the purposes mentioned herein.

15.6. The roof right of the proposed multi-storied building will be common for the Landlord, Developer, the purchasers, flat owners of the said building.

15.7. That the developer shall handover a copy of the proposed G+III storied building plan duly approved by the competent authority and other statutory authority to the Landlord.

**16.0. FORCE MAJEURE:**

Force majeure shall mean and include any war, civil commotion, riots, Government notifications, any statutory notifications, acts of God and/or any order of the Courts and/or any prohibitory order from any Court of Law to which the parties have no control.

**17.0. WAIVER:**

The failure with or without intent of any party hereto to insist upon the performance of the other on any terms and/or provisions of this agreement in strict conformity

*Amarjeet Singh*

with the literal requirements hereto shall not be treated or deemed to constitute a modification of any of the terms and/or provisions hereto nor shall such failure or election be deemed to constitute a waiver of the right of such party at any time whatsoever thereafter to insist upon performance by the other strictly in accordance with any of the terms and/or provisions of the agreement.

**18.0. NOTICE:**

All notices to be served hereunder by any one of the parties on the other party by registered post/speed post with acknowledgement due card and/or courier service shall be deemed to have been served at the address of the other party mentioned hereinabove irrespective of return of the acknowledgement card. Similarly, any notice to be served through fax shall also be treated as validly served if the fax number of the concerned party is correct. None of the parties shall raise any objection to the service of notice served as aforesaid.

**19.0. JURISDICTION:**

19.1. Only Courts having original jurisdiction over the premises shall have the jurisdiction to dispose of disputes in all matters relating to or arising out of this Agreement.

19.2. That parties hereto shall be entitled to Specific Performance of Contract in accordance with the established law/rules/norms.

**20.0. MODIFICATION OF THE AGREEMENT:**

20.1. No amendment or change hereof or addition hereto shall be effective or binding on either of the parties hereto unless set forth in writing and executed by the duly authorized representatives of each of the parties hereto.

20.2. Any matter which may come up at any time during the subsistence of this agreement but not covered herein shall be decided mutually and in case the same cannot be decided mutually then both the parties can approach before the appropriate court of law.

Anand Jit Singh

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE PREMISES)**

**ALL THAT** the Bastu Land measuring an area 03(Three) Cottahs 15(Fifteen) Chittaks 22 (Twenty Two) Square Feet of a plot of land together with one storied building measuring about 1000 Square feet standing thereon, lying and situated at 7A, Jogesh Brahmachari Sarani previously 7A, Kankulia Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019, District:- South 24 Parganas, under Kolkata Municipal Corporation Ward No. 68, under Kolkata Municipal Corporation Assessee No. 110681700067 and is butted and bounded by-

**On the East** : K.M.C. Road. *of 20 feet*  
**On the South** : Premises No. 6, Kankulia Road.  
**On the West** : Premises No. 3, Kankulia Road  
**On the North** : Premises No. 7B, Kankulia Road.

*Amul Jeev Senapati*

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**ALLOCATION OF THE OWNERS' & DEVELOPER'S**

**OWNERS' ALLOCATION:**

Upon promotion or developing by the Developer of the said premises, the Landowners shall must get the following areas as **OWNERS' ALLOCATION:**

1. 50% of the First Floor from the backside of the proposed multi-storied building.
2. 50% of the Second Floor from the backside of the proposed multi-storied building.
3. 50% of the Third Floor from the front side of the proposed multi-storied building.
4. North Side of the Ground Floor of the proposed multi-storied building as Car Parking area.
5. Other than the aforesaid the Owners shall get Rs. 5,00,000.00 (Rupees Five Lakhs) only as non-refundable security deposit in following manner:

5.1. Rs. 1,00,000.00 (Rupees One Lakh) only at the time of execution of this Agreement.

5.2. Rs 2,00,000.00 (Rupees Two Lakhs) only at the time of handover the possession of the First Schedule mentioned property to the Developer.

5.3. Rs. 2,00,000.00 (Rupees Two Lakhs) only at the time of first floor casting.

from the Developer as "**OWNERS' ALLOCATION**" from the said proposed multi-storied building along with habitable condition with availability of water and electricity together with the undivided proportionate share of the land area of the said premises together with all common areas, common parts, common facilities and common equipments as mentioned in the Fourth Schedule below subject to payment of common expenses and common restrictions as mentioned in the Fifth Schedule and Sixth Schedule hereunder written.

Anwar Javed Singh

6. The Owners/Landlords may sell the flats, car parking spaces from their allocation to the intending purchaser or purchasers at such price and terms and conditions and their discretion also.

**DEVELOPER'S ALLOCATION:**

Upon promotion or developing by the Developer of the said premises, the Developer shall must get the following areas as **DEVELOPER'S ALLOCATION:**

7. 50% of the First Floor from the front side of the proposed multi-storied building.

8. 50% of the Second Floor from the front side of the proposed multi-storied building.

9. 50% of the Third Floor from the backside of the proposed multi-storied building.

10. South Side of the Ground Floor of the proposed multi-storied building as Car Parking area.

11. The balance of the entire proposed building i.e. flats, shop and car parking spaces etc. proportionately

from the Owners as "**DEVELOPER'S ALLOCATION**" along with habitable condition with availability water and electricity together with undivided proportionate share of the land area of the said premises together with all common areas, common

parts, common facilities and common equipments as mentioned in the Fourth Schedule below subject to payment of common expenses and common restrictions as mentioned in the Fifth Schedule and Sixth Schedule hereunder written.

11. That the Developer shall demolish the existing structure standing thereon and shall take all the old building materials with him.

12. The Developer shall sell the flats and covered spaces, car parking etc. from his allocations to the intending purchaser or purchasers at such price and terms and conditions and their discretion also.

Amazifet Singh

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(COMMON PARTS AND EQUIPMENTS)**

1. Ultimate top roof of the proposed multi-storied building for common enjoyment of the stair case on all floors, stair case landing on all floors.
2. Common Passage from main road to top floor with stair case landings.
3. Water tank and other plumbing installations.
4. Electrical wirings, meters, electrical fittings.
5. Lift, Lift well and machineries.
6. Drainage and Sewerage.
7. Boundary wall and the main gate.
8. Such other fittings, equipments and fixtures which are being used for the common purposes.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**(COMMON EXPENSES)**

Cost expenses and outgoings and obligations for which all purchasers, occupiers are to contribute proportionately.

- a) The expenses of maintaining repairing, redecorating, renewing the main structure and in particular the drainage, rain water discharge, arrangements, water supply



system, supply of electricity to all common areas and parts mentioned in the third and fourth schedule thereto.

b) The expenses of repairing maintaining white washing and colour washing the main structure of the building including the exterior of the building and also the common areas of the building described in the fourth schedule above written.

c) The cost of cleaning and lighting the entrance of the building the passage and spaces around the building lobby, staircase and other common areas.

*Signature of Singh*

**THE FIFTH SCHEDULE ABOVE REFERRED TO**

**(RESTRICTIONS AND COVENANTS)**

1. Not to use the said flat nor permit the same to be used for any illegal or immoral purpose.
2. Not to do or permit to be done any act deed or things which may render void or voidable any policy of insurance of the said flat or of the said building or any of the units there at or may cause any increase in the premium payable in respect thereof.
3. Not to throw dirt rubbish or other refuse waster nor permit through into the lavatories cisterns or water or soil pipes in the said flat and/or in the common parts of the building.
4. No clothes or other articles shall be hung or exposed outside the said flat nor flower box, flower pot or other like object shall be placed outside the said flat nor shall any animals which may cause annoyance to any owner or occupier of other units comprised in the said building be kept in the said flat.
5. Not to do or caused to be done any act deed matter or things which may cause any nuisance or annoyance to the owners and/or occupiers of the other units at the said buildings, 6. Not to decorate the exterior of the said unit otherwise than in the manner the same has been done by the Vendor.
7. Not to store any article or combustible goods in the common parts.
8. Not to carry on in the said flat any noisy offensive illegal or immoral activity.

9. Not to do anything or otherwise alter the exterior of the said flat or common parts of the said building in any manner.
10. Not to do anything whereby the owners and/or occupiers of the other units are obstructed in or prevented from enjoyment of their respective units and jointly of the common parts.
11. Not to display or affix any Neon Sign or Sign Board on any outer walls of the building or any part and save and except the place specified.
12. Not to claim any partition or sub partition of the land or any parts and not to partition the said flat by metes and bounds.
13. Not to make any Garden on the roof of the said building.

Armar jee Singh

**THE SIXTH SCHEDULE ABOVE REFERRED TO**

**(SPECIFICATION FOR WORK)**

1. Foundation: Upon the result of soil test and as advised by architect and/or structural Engineer of the Developer shown in approved plan.
2. Window: Aluminium sliding panel with grill.
3. Door: All doors shall be of flush doors.
4. Floor tiles of normal size in all rooms, kitchen & bathroom and scarting of all room of 4" and bathroom of 6' with tiles dado upto 6'-0" height. Kitchen 3' high glazed tiles above cooking platform. Intermediate slab will be provided with black stone cooking platform, sink will be of steel with fittings.
5. Sanitary & Plumbing Fittings:  
Common Toilet: Two Nos. bib cock. One bib cock near OT pan. On basin with complete fittings. All sanitary fittings shall be of C.P. of standard type. All concealed plumbing pipes shall be of P.V.C. All external sanitary and plumbing pipes shall be of high density P.V.C. type. One shower in each toilets bathroom.  
Attached Toilet/W.C.: two no. European style commode with cistern.
6. Electricals:

i) Bed Rooms: Each bed room will be of two Nos. Light point One no. fan point, one no. power plug point.

ii) Dining: Two Nos. Light point, One No. fan point, one nos. power plug point.

iii) Kitchen: One no. light point, one no. power plug point.

iv) Toilet: One No. Light point.

7. Water: KMC supply water will be stored in semi underground reservoir. Water from S.U.G.R. will be lifted to overhead water tank through suitable pumps with motor.

8. All walls will be finished with Plaster of Paris.

9. Stair case, entrance lobby and landing finished with marble or tiles and colour will be of snosem.

10. Outside wall be finished by snosem with suitable colour.

11. Adequate electrical points will be provided in all rooms including Bathroom and Kitchen.

12. Proper boundary wall and boundary gate will be made.

13. Lift, lift well and lift machineries.

Amrit Jyoti Singh

**IN WITNESSETH WHEREOF**, the Parties 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 **PARTIES** at Kolkata

in the Presence of :

1. Biprasish Chaudhury  
Son of Khitish Chandra  
Chaudhury

7A Kankulia Road  
Kolkata - 700029

2. Tukun Ghosh  
S/O N.N. Ghosh  
22, B.P. Road,  
Kal-42

Subrata Saha

Sibra Chaudhury

**SIGNATURE OF THE OWNERS/VENDORS**

**AMAR JEET SINGH & CO.**

Amar Jeet Singh

**SIGNATURE OF THE DEVELOPER**

**DRAFTED BY me as per information  
given by the parties:**

Tukun Ghosh

**TUKUN GHOSH**

Advocate, F/653/2016  
Alipore Judges' Court  
Kolkata - 700027  
M - 8910997456

Thumb

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



left hand					
right hand					

Name SUBRATA SAHA

Signature Subrata Saha

Thumb

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



left hand					
right hand					

Name SIPRA CHAUDHURY

Signature Sipra Chaudhury

Thumb

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



left hand					
right hand					

Name AMARSEET SINGH

Signature Amarsheet Singh

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



192023240121918618

GRN Details

GRN: 192023240121918618 Payment Mode: SBI Epay  
GRN Date: 07/07/2023 09:17:21 Bank/Gateway: SBIPay Payment Gateway  
BRN: 4830698621239 BRN Date: 07/07/2023 09:18:09  
Gateway Ref ID: IGAPVMVCE1 Method: State Bank of India NB  
GRIPS Payment ID: 070720232012191860 Payment Init. Date: 07/07/2023 09:17:21  
Payment Status: Successful Payment Ref. No: 2001688133/9/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr TUKUN GHOSH  
Address: 88A/8, BOSE PUKUR ROAD, KOLKATA- 700042  
Mobile: 9231913975  
EMail: nabakrghosh20@gmail.com  
Period From (dd/mm/yyyy): 07/07/2023  
Period To (dd/mm/yyyy): 07/07/2023  
Payment Ref ID: 2001688133/9/2023  
Dept Ref ID/DRN: 2001688133/9/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001688133/9/2023	Property Registration- Stamp duty	0030-02-103-003-02	19021
2	2001688133/9/2023	Property Registration- Registration Fees	0030-03-104-001-16	5021
			<b>Total</b>	<b>24042</b>

IN WORDS: TWENTY FOUR THOUSAND FORTY TWO ONLY.



Government of West Bengal

Office of the D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16012001688133/2023	Serial No/Year	1601001634/2023
Transaction id	0001837113	Date of Receipt	07/07/2023 2:08PM
Deed No / Year	I - 160101560 / 2023		
Presentant Name	Mr AMARJEET SINGH		
Land Lord	Mr SUBRATA SAHA, Mrs SIPRA CHAUDHURY		
Developer	AMARJEET SINGH & COMPANY		
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 : 5,00,000/-]		
Total Setforth Value	Rs. 2,002/-	Market Value	Rs. 1,45,54,998/-
Stamp Duty Paid	Rs. 1,000/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 32/-	Fees Articles	B, E, H, M(b)
Standard User Charge	426/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Subhankar Das	4100	06/07/2023	1,000/-

Registration Fees Paid (Break up as below)

By Cash		Amount in Rs.
Amount Paid		32/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		426/-
Requisition Form Fee		50/-

## Major Information of the Deed

<b>Deed No.</b>	I-1601-01560/2023	<b>Date of Registration</b>	07/07/2023
<b>Deed No./Year</b>	1601-2001688133/2023	<b>Office where deed is registered</b>	
<b>Query Date</b>	02/07/2023 8:51:57 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
<b>Applicant Name, Address &amp; Other Details</b>	Tukun Ghosh Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9231913975, Status : Advocate		
<b>Transaction</b>	<b>Additional Transaction</b>		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
<b>Set Forth value</b>	<b>Market Value</b>		
Rs. 2,002/-	Rs. 1,45,54,998/-		
<b>Stamp duty Paid(SD)</b>	<b>Registration Fee Paid</b>		
Rs. 20,021/- (Article:48(g))	Rs. 5,053/- (Article:E, E, B)		
<b>Remarks</b>	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kankulia Road, Road Zone : (Jyoti Housing -- Ballygunje Station Road Crossing Adjacent slum area besides Railway (Premises no. 60-95)) , , Premises No: 7A, , Ward No: 068 Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 15 Chatak 22 Sq Ft	1,001/-	1,42,84,998/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>				6.5473Dec	1,001 /-	142,84,998 /-	




### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1,001/-	2,70,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		1000 sq ft	1,001 /-	2,70,000 /-	





**Lord Details :**

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr SUBRATA SAHA</b> Son of Late BALAI CHANDRA SAHA Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office			
	07/07/2023	LTI 07/07/2023	07/07/2023

KANKULIA ROAD, 7A, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx9D, Aadhaar No: 56xxxxxxxx9654, Status :Individual, Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office

Name	Photo	Finger Print	Signature
2 <b>Mrs SIPRA CHAUDHURY</b> Wife of Mr BIPRASISH CHAUDHURY Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office			
	07/07/2023	LTI 07/07/2023	07/07/2023



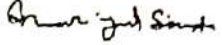
KANKULIA ROAD OCINO A126453, 7A, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, NRI/OCI/PIO, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office

**Developer Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>AMARJEET SINGH &amp; COMPANY</b> BOSE PUKUR ROAD, 88A/8, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , PAN No.:: ATxxxxxx1M, Aadhaar No: 36xxxxxxxx5671, Status :Organization, Executed by: Representative




**Representative Details :**

Name/Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr AMARJEET SINGH</b> (Presentant) Son of Mr DHARAM NATH SINGH Date of Execution - 07/07/2023, , Admitted by: Self, Date of Admission: 07/07/2023, Place of Admission of Execution: Office			
	Jul 7 2023 2:00PM	LTI 07/07/2023	07/07/2023

BOSE PUKUR ROAD, 49/8, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx1M, Aadhaar No: 36xxxxxxx5671 Status : Representative, Representative of : AMARJEET SINGH & COMPANY (as SOLE PROPRIETOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SANKAR SEN</b> Son of Mr ANUP KUMAR SEN 8, JAGGANATH GHOSH ROAD, 8, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042			
	07/07/2023	07/07/2023	07/07/2023

Identifier Of Mr SUBRATA SAHA, Mrs SIPRA CHAUDHURY, Mr AMARJEET SINGH

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	AMARJEET SINGH & COMPANY-3.27365 Dec
2	Mrs SIPRA CHAUDHURY	AMARJEET SINGH & COMPANY-3.27365 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	AMARJEET SINGH & COMPANY-500.00000000 Sq Ft
2	Mrs SIPRA CHAUDHURY	AMARJEET SINGH & COMPANY-500.00000000 Sq Ft

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

It is certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 54,998/-



Md Tabis Ansari  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 07-07-2023

**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 12:30 hrs on 07-07-2023, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr AMARJEET SINGH .,

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

Execution is admitted on 07/07/2023 by 1. Mr SUBRATA SAHA, Son of Late BALAI CHANDRA SAHA, KANKULIA ROAD, 7A, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. Mrs SIPRA CHAUDHURY, Wife of Mr BIPRASISH CHAUDHURY, KANKULIA ROAD OCINO A126453, 7A, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Service

Indetified by Mr SANKAR SEN, , Son of Mr ANUP KUMAR SEN, 8, JAGGANATH GHOSH ROAD, 8, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Business

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

Execution is admitted on 07-07-2023 by Mr AMARJEET SINGH, SOLE PROPRIETOR, AMARJEET SINGH & COMPANY (Sole Proprietorship), BOSE PUKUR ROAD, 88A/8, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042

Indetified by Mr SANKAR SEN, , Son of Mr ANUP KUMAR SEN, 8, JAGGANATH GHOSH ROAD, 8, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,053.00/- ( B = Rs 5,000.00/- , E = Rs 21.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 5,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/07/2023 9:18AM with Govt. Ref. No: 192023240121918618 on 07-07-2023, Amount Rs: 5,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 4830698621239 on 07-07-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 19,021/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 4100, Amount: Rs.1,000.00/-, Date of Purchase: 06/07/2023, Vendor name: Subhankar Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 07/07/2023 9:18AM with Govt. Ref. No: 192023240121918618 on 07-07-2023, Amount Rs: 19,021/-, Bank: SBI EPay ( SBIePay), Ref. No. 4830698621239 on 07-07-2023, Head of Account 0030-02-103-003-02



**Md Tabis Ansari**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2023, Page from 56025 to 56062  
being No 160101560 for the year 2023.



Digitally signed by MD TABIS ANSARI  
Date: 2023.07.12 13:46:47 +05:30  
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 2023/07/12 01:46:47 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)