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18/05/2022  
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**DEVELOPMENT AGREEMENT**

**THIS DEED OF DEVELOPMENT AGREEMENT** is made on this the

18<sup>th</sup> day of **May, 2022** (Two Thousand and Twenty Two) A.D.

**B E T W E E N**

**SRI KAMALENDU DAS** (PAN- **ACLPD8976B**, & Aadhaar No. 3326 8984 7929), son of Late Subodh Ranjan Das, by faith-Hindu, by occupation- Business, by nationality-Indian, residing at 30/8, Parui Main Road, Post Office- Sarsuna, Police Station- Behala now Parnasree, Kolkata-700061, District-South 24-Parganas, hereinafter referred to as the "**OWNER**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART** :

**A N D**

**M/S. SAMPRIT CONSTRUCTION** a Proprietorship firm, having its registered office at 12, Parui Pacca Road, Post Office- Sarsuna, Police Station-Behala now Parnasree, Kolkata-700061, District-South 24-Parganas, represented by its sole Proprietor named **SMT. MOUSUMI DAS** (PAN- **BNBPD5689R**, & Aadhaar No. 2082 4581 2126), wife of Sri Premangsu Das, by faith-Hindu, by occupation- Business, by nationality- Indian, residing at 12, Parui Pacca Road, Post Office- Sarsuna, Police Station- Behala now Parnasree, Kolkata- 700061, District- South 24-Parganas, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**:

**WHEREAS** by virtue of a Deed of Sale dated 08.12.1995 duly registered in the office at D.S.R. -II, Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 97, Pages from 251 to 258, Being No. 4504, for the year 1996, on the SMT. MANJU BANERJEE, (therein mentioned as the Vendor) sold, conveyed

and transferred **ALL THAT** piece and parcel of land measuring **3(three) Cottahs 13(thirteen) Chataks 44(forty four) Sq. ft.** be the same or a little more or less lying and situated at Mouza- Basudevpur, Pargana-Balia, J.L. No. 15, R.S. No. 82, Touzi No. 351, R.S. Dag No. 224, under R.S. Khatian No. 34, and R.S. Dag No. 226, under R.S. Khatian No. 65, within the local limits of the Kolkata Municipal Corporation, Ward No. 128, at Parui Pacca Road, Kolkata-700061, Police Station- Behala now Parnasree, in District of South 24-Parganas, in favour of SRI KAMALENDU DAS, (therein mentioned as the Purchaser), the Owner herein.

**AND WHEREAS** by way of said purchase, the aforesaid of SRI KAMALENDU DAS (the Owner herein) became the sole and absolute rightful owner of **ALL THAT** piece and parcel of land measuring **3(three) Cottahs 13(thirteen) Chataks 44(forty four) Sq. Ft.** be the same or a little more or less, lying and situated at Mouza- Basudevpur, Pargana-Balia, J.L. No. 15, R.S. No. 82, Touzi No. 351, R.S. Dag No. 224, under R.S. Khatian No. 34, and R.S. Dag No. 226, under R.S. Khatian No. 65, within the local limits of the Kolkata Municipal Corporation, Ward No. 128, Kolkata- 700061, Police Station- Behala now Parnasree, A.D.S.R.O. Behala, and D.S.R.O. Alipore, in District of South 24-Parganas, and he got mutated and/or recorded the said property in the records of the Kolkata Municipal Corporation in his name and the same became known and numbered as **K.M.C. Premises No. 114, Basudevpur Road, Kolkata-700061, Police Station- Behala now Parnasree,** and enjoying the same peacefully and uninterruptedly by paying rates and taxes to the K.M.C. and all other authority concerned.

**AND WHEREAS** by virtue of another Deed of Sale dated 01.10.2015 duly registered in the office at A.D.S.R. Behala, South 24-Parganas, and recorded in Book No. I, Volume No. 1607-2015, Pages from 121661 to 121697, Being No. 160708195, for the year 2015, one SRI ARUN KUMAR NATH and his other Co-shares, (therein mentioned as the Vendors) sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring **12(twelve) Chataks 10(ten) Sq. ft.** be the same or a little more or less, lying and situated at Mouza- Basudevpur,

Pargana- Balia, J.L. No. 15, R.S. No. 82, Touzi No. 351, R.S. Dag No. 224 & 154/427, Hal Dag No. 230, under R.S. Khatian No. 34, under Hal Khatian No. 518 & 995, (but physical position of the said land falls within R.S. Dag No. 224 under R.S. Khatian No. 34) within the local limits of the Kolkata Municipal Corporation, Ward No. 128, being portion of K.M.C. Premises No. 223, Parui Pucca Road, P.S. Behala now Parnasree, Kolkata- 700061, in District of South 24-Parganas, in favour of SRI KAMALENDU DAS, (therein mentioned as the Purchaser), the Owner herein.

**AND WHEREAS** since after the said purchase by way of said two Deeds of Sale, the aforesaid SRI KAMALENDU DAS (the Owner herein) thus became the sole and absolute rightful owner, seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring **3(three) Cottahs 13(thirteen) Chataks 44(forty four) Sq. ft.** be the same or a little more or less, lying and situated at Mouza- Basudevpur, Pargana-Balia, J.L. No. 15, R.S. No. 82, Touzi No. 351, R.S. Dag No. 224, under R.S. Khatian No. 34, and R.S. Dag No. 226, under R.S. Khatian No. 65, within the local limits of Ward No. 128 of Kolkata Municipal Corporation, A.D.S.R.O. Behala, and D.S.R.O. Alipore, being **K.M.C. Premises No. 114, Basudevpur Road, Kolkata- 700061**, in District of South 24-Parganas, and also **ALL THAT** piece and parcel of land measuring more or less **12(twelve) Chataks 10(ten) Sq. ft.** be the same or a little more or less lying and situated at Mouza- Basudevpur, Pargana-Balia, J.L. No. 15, R.S. No. 82, Touzi No. 351, R.S. Dag No. 224, Hal Dag No. 230, under R.S. Khatian No. 34, under Hal Khatian No. 518 & 995, within the local limits of the Kolkata Municipal Corporation, Ward No. 128, being portion of **K.M.C. Premises No. 223, Parui Pucca Road, P.S. Behala now Parnasree, Kolkata- 700061**, in District of South 24-Parganas.

**AND WHEREAS** the said two premises are contiguous to each other, the aforesaid SRI KAMALENDU DAS thus became the sole and absolute rightful owner, occupier, seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of total land measuring more or less **4 Cottahs 10 Chittaks 9 sq. ft.** being known and numbered as K.M.C. Premises No. 114, Basudevpur Road, and 223, Parui Pucca Road, Kolkata- 700061, within



the limits of the Kolkata Municipal Corporation, ward No. 128, within P.S. Behala, now Parnasree, District: 24-Pargans (South) and for better use and enjoyment of the said property, the said SRI KAMALENDU DAS had made the said two premises into a single premises through amalgamation with the K.M.C. authority and same became known and numbered as single **K.M.C. Premises No. 114, Basudevpur Road**, Kolkata- 700061, being Assessee No. 41-128-04-0115-1, and he also recorded and/or mutated the property in the records of B.L. & L.R.O. in respect of L.R. Dag Nos. 230 & 242 and L.R. Khatian No. 2914, and enjoying the said property peacefully and uninterruptedly by erecting one storied Pacca Structure measuring 350 Sq. ft. thereon, and the said property is free from all encumbrances, liens, attachment, lispendens, charges, claims or demand whatsoever from any corner.

**AND WHEREAS** during peaceful possession and enjoyment of the aforesaid property, the aforesaid SRI KAMALENDU DAS (the **Owner** herein) has surveyed the said property through a skillful surveyor, and thereby the actual and physical measurement of the said land comes to **3(three) Cottahs 14(fourteen) Chhitaks 18(eighteen) Sq. ft.** more or less and as such the remaining land measuring more or less 11 Chittaks 36 sq. ft. has been merged with the adjacent K.M.C. Road, for widening of the same.

**AND WHEREAS** in the manner as aforesaid, the aforesaid SRI KAMALENDU DAS (the **Owner** herein) thus became the sole and absolute rightful owner, occupier, seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of total land measuring more or less **3(three) Cottahs 14(fourteen) Chhitaks 18(eighteen) Sq. ft.** be the same or a little more or less together with one storied pucca dwelling house measuring 350 Sq. ft. structural area, standing thereon, lying and situated at Mouza- Basudevpur, Pargana- Balia, J.L. No. 15, R.S. No. 82, Touzi No. 351, R.S. Dag No. 224 under R.S. Khatian No. 34 and R.S. Dag No. 226 under R.S. Khatian No. 65, corresponding to L.R. Dag Nos. 230 & 242, under L.R. Khatian No. 2914, being **K.M.C. Premises No. 114, Basudevpur Road**, Police Station- Behala now Parnasree, Kolkata- 700061, within the limits of the Kolkata Municipal Corporation, Ward No.128, in District of South 24-Parganas, which is more

fully and particularly described in the **SCHEDULE "A"** hereunder written and enjoying the said property peacefully and uninterruptedly by paying the rates and taxes to the authority concerned, and the said property is free from all encumbrances, liens, attachment, lispendens, charges, claims or demand whatsoever from any corner.

**AND WHEREAS** the aforesaid SRI KAMALENDU DAS being desirous to develop the said premises by constructing a New Building thereon with modern facilities and amenities therein and thereto, obtained a Sanctioned Building Plan from the K.M.C. Authority in his name vide Sanctioned Building Plan No. **2021140177** dated **26.08.2021** for construction of a new G+3 Storied Building into and upon said land at **K.M.C. Premises No. 114, Basudevpur Road, P.S. Behala** now Parnasree, Kolkata-700061.

**AND WHEREAS** subsequently the aforesaid SRI KAMALENDU DAS (the **OWNER** herein) has decided to construct a New G+3 Storied Building at the said premises with modern amenities and facilities but due to lack of finance, manpower, and technical knowledge, the Owner is in search for a suitable solvent Developer to implement his aforesaid desire and intention and to that effect the Owner approached the developer **M/S. SAMPRIT CONSTRUCTION** a Proprietorship firm, having its registered office at 12, Parui Pacca Road, Post Office- Sarsuna, Police Station- Behala Now Parnasree, Kolkata-700061, to develop his aforesaid premises for construction of a new G+3 Storied Building thereon as per the aforesaid Sanctioned Plan No. 2021140177 dated 26.08.2021 at the costs and expenses of the Developer and after several discussion between the parties herein, the Owner the Developer have agreed to enter into this Development Agreement to avoid any future litigation, misunderstanding and dispute in between them and also amongst their respective legal heirs, and successors and legal representatives.

**NOW THIS AGREEMENT WEITNESSETH** and it is hereby agreed by and between the parties hereto as follows:-

- a) THAT the first party/owner declare that the said premises is free from all sorts of encumbrances, charges, mortgage, lien, lispendens,

claims, demands, liabilities, acquisition, requisitions, alignment and trusts whatsoever.

b) That there is no lispens of any nature whatsoever in undertaking, and/or carrying out the development of the said premises propose construction of new G+3 Storied Building thereon.

c) That in pursuant to the negotiation the developer shall at its own cost construct a new Multistoried building upon the said premises as per the aforesaid sanctioned Building Plan and/or its Revised/Modified building plan of Kolkata Municipal Corporation and specification as mentioned in the Schedule-B mentioned hereunder.

d) That developer shall Revise the Sanctioned Plan through the authority concern after execution of this Development Agreement & Power of Attorney.

e) That the owner do hereby handover the physical vacant possession of the said premises in favour of the Developer herein and the developer shall start construction of the new building in the said property from the date of Revised the Sanctioned Plan and complete the construction within 24 months from the date of Revised the Sanctioned Plan of the K.M.C.

f) That the cost of construction as per K.M.C sanctioned plan of the new Building of the FIRST SCHEDULE property shall be carried out by the developer by engaging its own men. The owner is entitled to inspect the Raw materials, development works, in case of any wrong may inform Developer and settle amicable as per terms and conditions of this agreement.

g) It is specifically agreed that in construction of the new building, the developer shall engage any Architect, Engineer, Supervisor, Labors, Masons, Carpenters, Electricians, Plumber, Security Guard and/or other persons for construction of new building according to its own choice and expenses.

h) The Developer and the Owners and their respective nominees shall use the top roof of the Building undividedly as common portions.

i) That the developer shall observed all the formalities as are required under the prevailing law/rules and regulations of the Government and K.M.C Building Rule and shall be liable for any violation thereof.

j) It is specifically agreed that the developer shall be fully entitle to advertise the project to secure intending buyers of flats and car parking spaces of the Developer's Allocation of the new building to be constructed upon the said premises and the developer shall be also fully entitled to enter into any Agreement for Sale and negotiate and/or contact with such intending buyers for sale of the flats and car parking spaces and also receive the advance/earnest money, booking money and the entire sale proceeds from the intending buyers at the absolute discretion of the developer of its allocation and for that purpose owners shall not have any claim, liability and/or objection in that regard, in respect the developer in the allocation obtained as this agreement. Developer may go for final Deed of Conveyance with anyone to its allocation, should only after the hand over the Owner's allocation 1<sup>st</sup>.

k) That the construction shall be completed in all respect and the flats/car parking space shall be ready for occupation in habitable condition according to Sanctioned Building Plan and its revised sanctioned Plan of K.M.C. and obtain C.C. from the Kolkata Municipal Corporation.

l) It is specially mentioned that both the parties herein are jointly liable for this terms and condition of the instant agreement if any of the party violates the terms and conditions of the agreement, the other parties at liberty to take legal action as per the provision of specific performance of contract against the other or any proper forum.

**NOW THIS AGREEMENT WETNESSETH** and it is hereby agreed by and between the parties hereto as follows:-



1.0

**ARTICLE -I DEFINITION**

1.1 Owner and the Developer shall include their respective transferees and Nominees.

1.2 **Premises** shall mean **ALL THAT** piece and parcel of total bastu land, measuring more or less **3(three) Cottahs 14(fourteen) Chhitaks 18(eighteen) Sq. ft.** be the same or a little more or less together with one storied pucca dwelling house measuring 350 Sq. ft. structural area, standing thereon, lying and situated at Mouza- Basudevpur, Pargana-Balia, J.L. No. 15, R.S. No. 82, Touzi No. 351, Dag No. 224 under Khatian No. 34 and Dag No. 226 under Khatian No. 65 corresponding to L.R. Dag Nos. 230 & 242 and L.R. Khatian No. 2914, being **K.M.C. Premises No. 114, Basudevpur Road**, Police Station-Behala now Parnasree Kolkata- 700061, within the limits of the Kolkata Municipal Corporation, Ward No.128, in District of South 24-Parganas, together with all user and easement rights on path and passages with all other rights, benefits, privileges, facilities and appurtenances etc. attached therein and thereto.

1.3 **Owner** shall mean and include **SRI KAMALENDU DAS** son of Late Subodh Ranjan Das, by faith-Hindu, by occupation- Business, by nationality- Indian, residing at 30/8, Parui Main Road, Post Office-Sarsuna, Police Station-Behala now Parnasree, Kolkata-700061, District-South 24-Parganas, and his heirs, executors, successors, legal representatives and/or assigns.

1.4 The **Developer** shall mean and include **M/S. SAMPRIT CONSTRUCTION** a Proprietorship firm, having its registered office at 12, Parui Pacca Road, Post Office- Sarsuna, Police Station-Behala Now Parnasree, Kolkata-700061, District-South 24-Parganas, represented by its sole Proprietor named **SMT. MOUSUMI DAS** wife of Sri Premangsu Das, by faith-Hindu, by occupation- Business, by nationality-Indian, residing at 12, Parui Pacca Road, Post Office-Sarsuna, Police Station- Behala Now Parnasree, Kolkata- 700061, District-South 24-Parganas, and its successors-in-office, representatives, administrators, and assigns.

1.5 New Building shall mean and include Residential G+3 storied Building to be constructed on the said premises in accordance with the sanctioned plan and its Revised Sanction Plan and/or modified plan(s) to be sanctioned by the K.M.C. authority concerned and with necessary additional structures along with other space or spaces intended for the enjoyment by the occupants of the Building.

1.6 Common facilities and amenities shall include corridors, Stair and lift, septic tank, drainage and sewerage Line and connection all plumbing installation, meter space, pump, lift, main entrance gate, path and passages etc. 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 and/or the common facilities or any of them there on as the case may be, shall be enjoyed by the owner and the Developer jointly and undividedly along with their respective nominees, and all such common areas to be included as saleable area in respect of Flats or any other space or spaces in the proposed New Building.

1.7 **Owner's Allocation** shall mean :- The Owner shall be entitled to get **Entire third floor, having total measuring 1539 Sq. ft. Built up area, consisting of 2(two) Nos. self contained flats AND 2(two) Nos. demarcated and dedicated Car-Parking spaces,** both on the **Ground floor**, border line from lift lobby west end to north roof end – east extended roof end and south side wall adjacent to meter space, entrance and the said two car-Parking will be demarcated by yellow border line, of the proposed New G+3-storied Building, together with undivided impartible proportionate share or interest in the land at the said premises as more fully described in the **Schedule "A"** hereunder written along with all common facilities and amenities, benefits and privileges in the common parts and service areas along with other flat Owners/Occupiers at the said premises, **And** addition to that the Second Party/Developer shall pay a sum of Rs.10,00,000/- (Rupees Ten Lakh) only to the Owner being the non-refundable and non-adjustable money, in the manner as follows:-

- |  |       |                |
|--|-------|----------------|
| i) At time of 1 <sup>st</sup> roof casting | ..... | Rs. 1,25,000/- |
| ii) Day after 1 <sup>st</sup> roof casting | ..... | Rs. 1,25,000/- |

iii) At time of 2 <sup>nd</sup> roof casting	.....	Rs. 1,25,000/-
iv) Day after 2 <sup>nd</sup> roof casting	.....	Rs. 1,25,000/-
v) At time of 3 <sup>rd</sup> roof casting	.....	Rs. 1,25,000/-
vi) Day after 3 <sup>rd</sup> roof casting	.....	Rs. 1,25,000/-
vii) At time of 4 <sup>th</sup> roof casting	.....	Rs. 1,25,000/-
viii) Day after 4 <sup>th</sup> roof casting	.....	Rs. 1,25,000/-

And in all to be treated as **Owners' Allocation**, which is more particularly described in the **Schedule 'C'** hereunder written.

1.8 **Developer's Allocation** shall mean:- the **Entire First floor, having total measuring 1539 Sq. ft. Built up area, AND Entire Second floor, having total measuring 1539 Sq. ft. Built up area, consisting of Total 4(four) self contained flats AND one self-contained residential flat having 682 sq. ft. Built up area on the Ground floor, Eastern side. AND 2(two) Nos. dedicated and demarcated Car-Parking spaces, both on the Ground floor, North-west-southern side, adjacent to ground floor flat & entrance passage of the proposed New G+3 storied Building, together with undivided impartible proportionate share or interest in the land at the said premises as more fully described in the Schedule "A" hereunder written along with all common facilities and amenities, benefits and privileges in the common parts and service areas along with other flat Owners/occupiers at the said premises, to be treated as Developer's Allocation**, which is more particularly described in the **Schedule 'D'** hereunder written.

1.9 Architect shall mean any qualified person who will act as on architect of the said Building for designing and planning of the New Building at the said premises.

1.10 Building plan shall mean such plan or plans, i.e. Sanctioned Building Plan No. 2021140177 dated 26.08.2021 of the K.M.C. and its Revised and/or modified sanction Plan(s) prepared by the ARCHITECT for the construction of the new Building to be sanctioned by the K.M.C. and/or any competent authorities as the case may be.

1.11 Words importing singular shall include plural and vice-versa.

1.12. Transferee shall mean a person or persons firm or association of persons to whom any space in the building shall be transferred.

1.13 Words importing masculine Gender shall include feminine and neuter genders; likewise words importing feminine genders shall include masculine and neuter genders.

## 2.0

### ARTICLE-II TITLE AND INDEMNITIES

2.1 The Owner hereby declare that the Owner has marketable title to the said premises and the Owner has good right and title to enter into this agreement with the Developer and the Owner hereby declares that the said premises is free from all encumbrances, liens, charges, mortgage whatsoever.

2.2 The Owner is in physical possession of the premises free from all and any manner of lispendens, charges, liens, charges, attachments, claims, encumbrances or mortgages whatsoever.

2.3 The Owner hereby also undertakes that the Developer shall be entitled to construct and complete the building on the said premises and to retain and enjoy the Developer's Allocation therein without any interruption or interference from the Owner or any person or persons lawfully claiming through or under the Owner as long as the Developer fulfills its part of these presents.

2.4 The Developer undertakes to construct the New building in accordance with the sanctioned Building Plan and its Revised and/or modified sanction Plan of the Kolkata Municipal Corporation which is sanctioned or yet to be sanction and undertakes to pay any or all damages, penalties and/or compounding fees payable to the authority or authorities concerned relative to any deviation without making the Owner in any way liable for that. And if in future for change of any rule, the civic authority give permission for any further construction i.e. above the G+3 Storied Building, in that case the Developer and the Owner both shall be entitled to enjoy such benefits/additional construction area in the ratio of 50:50.

2.5 The Developer shall act as an independent contractor in constructing the building and undertakes to keep the Owner indemnified from and against all third party claims or compensation and actions arising out of any act or omission of the Developer or any accident in or related to the construction of the Building. But in the near future if the Developer fails to construct a new Building thereon at the said premises, in that event the Developer shall have the liberty to engage the other Developer, and in that event the owner's Allocation and the Developer Allocation shall remain unchanged.

2.6 Developer is bound to inform owner, the progress report month to month basis without any further reference.

**3.0 ARTICLE - III-EXPLOITATION RIGHTS**

3.1 Immediately after the execution of this Agreement, the Developer shall be entitled to deal with the said land on the terms and conditions herein contained and also in accordance with the powers and authorities conferred on the Developer by the Owner in accordance with the Power of Attorney, executed for the purpose of development and construction of the Building contemplated in these presents with power to sell, convey and transfer the Developer's share of Allocation, excepting the portion demarcated and/or separately allocated for the Owner as aforesaid, and thereby to enter into an Agreement for sale, lease or let out the various portions of the Developer's Allocation with any intending Purchaser/Purchasers and to receive earnest money and/or any part payment and entire sale proceeds in respect thereof.

3.2 The Owner hereby gives the Developer necessary License and permission to enter into the said premises and he shall handover peaceful vacant possession of the said property as and when shall be called upon by the Developer.

**4.0 ARTICLE - IV-BUILDING**

4.1 The Developer shall have exclusive right at its own costs to construct the said New Building in the said premises in accordance with the sanctioned plan



without any hindrance or obstruction from the Owner or any person claiming through him as long as the Developer fulfills the terms and conditions of these presents. The Type of construction will be as mentioned in the **Schedule 'B'** herein after. The Developer shall ensure that the Building conform to standard Building specifications. And further the Developer shall cover the top roof of the Building at the said premises with tin shed over metal frame according to rule and regulations of the K.M.C. If the Developer fails to cover the top roof of the Building by tin shed over metal frame by any means, in that event the Developer shall compensate the owner by paying Rs. 3,00,000/- (Rupees Three Lacs) only upfront.

4.2 The Developer shall install and provide in the Building at its own costs, underground and overhead water Reservoir and other facilities and amenities as normally contained in multi-storied Building in the area, to make the same totally and absolutely habitable.

4.3 The Developer hereby undertakes to construct the Building diligently and expeditiously and handover the Owner's Allocation to the Owner 1<sup>st</sup> within **24 months** from the date of obtaining Revised Sanction Building Plan and also obtaining other necessary legal permission and/or obtaining vacant possession of the said premises whatsoever, whichever is later subject to force majeure.

#### 5.0 **ARTICLE-V - CONSIDERATION & SPACE ALLOCATIONS**

5.1 In consideration of the Owner having agreed to grant an exclusive right to the Developer to construct the new Multi-Storied Building as per Sanction Building Plan of the K.M.C., the Owner shall be entitled to get **Owner's Allocation 1st**, as more fully and particularly mentioned and described in the **SCHEDULE 'C'** hereunder written and the Developer shall be entitled to get **Developer's Allocation**, as more fully and particularly mentioned and described in the **SCHEDULE 'D'** hereunder written.

5.2 The Owner shall be entitled to use and enjoy individually or to transfer or dispose of the Owner's Allocation in the New Building proposed to be constructed at the said premises without any disturbance from the Developer with the exclusive right to enter into an Agreement for sale, and transfer the

same without any claim, demand, interest whatsoever or howsoever from the Developer or any person or persons lawfully claiming through the Developer, who shall not in any way interfere with or disturb the quiet and peaceful possession of the Owner's Allocation however the possession of the same shall be given only after finally handing over the Owner's Allocation to the Owner.

5.3 The entire Buildings shall be of uniform construction with the standard materials as per specification as sanctioned by the Kolkata Municipal Corporation as more fully and particularly described in the **SCHEDULE 'B'** hereunder written.

5.4 That the Developer has already settled with existing tenant in respect to the Ground floor flat at the said premises after negotiation, the said Ground floor flat belongs to Developer's Allocation and The Developer shall exclusively be entitled to sell the Ground floor flat to any intending Buyer(s).

5.5 The Developer shall use standard quality (ISI/ISO marked) of materials for the construction of the entire Building. The Owner shall have authority to inspect the quality of the materials if so desired and the Developer shall in no way obstruct the Owner or his Agent from making such inspection, at any point of time of such construction as may be desired by the Owner.

5.6 The Developer shall exclusively be entitled to the Developer's Allocation in the said proposed New Building without in any way disturbing the common facilities situated thereon with the exclusive right to deal with Sale, enter into Agreement(s) for sale or any other way transfer of the same without any claim, demand, interest, interruption whatsoever or howsoever of the Owner and/or any person or persons lawfully claiming through him shall not disturb the quiet and peaceful possession and enjoyments of the Developer's Allocation and the Developer shall solely be entitled to receive any Booking Money, Part payment, Advance, earnest money and the entire Sale Proceeds, from any intending purchaser or purchasers in respect of Developer's Allocation only.

**6.0**

**ARTICLE-VI - COMMON FACILITIES**

6.1 All rates and taxes and outgoing if any in respect of the said premises shall be borne and paid in the manner as follows :-

(a) By the Developer all the dues and outstanding up to the execution of this Agreement.

(b) During the execution of this Project the entire tax shall be paid by the Developer.

(c) After completion/handover Owner's Allocation, by the Owner and/or Purchaser of the Owner's Allocation and by the Developer and/or by the Purchasers of the Developer's Allocation.

6.2 As soon as the Owner's Allocation in the New Building is completed in habitable condition, the Developer shall give written notice to the Owner to take possession of the Owner's Allocation in the said Building and from the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all Municipal and property taxes, rates and duties, dues and other statutory outgoings and impositions whatsoever (hereinafter for the sake of brevity collectively referred to as 'the said rates') payable in respect of the said Owner's Allocation. Similarly as and from the said date, the Developer or its nominee or nominees shall be exclusively responsible for payment of all the said rates in respect of the Developer's Allocation. The said rates are to be apportioned pro-rata with reference to the saleable space in the building if they are levied on the building as a whole. The Certificate of the Architect in respect of the said Building as to its completion and measurement in terms whereof and the quality of the material used therein shall be final and binding on the parties.

6.3 At and from the date of service of the Notice of possession, the Owner and the Developer shall also be responsible to pay and bear and shall pay the proportionate in terms and on the same basis hereinabove the service charge for the common facilities in the building payable with respect of their respective allocation, the said charges to including premium of the insurance of the building, water, fire and scavenging charges and taxes, light, sanitation, maintenance operation and repair and removal charges for bill collection and

management of common facilities, renovation, replacement, repair and the maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical equipment, switch, gear, transformers, generators if any, pumps, motors, lift and other electrical and mechanical installations, appliances and equipments, corridors, passage ways, paths ways and other common facilities whatsoever including creation of a sinking fund.

**7.0**

**ARTICLE VII-MISCELLANEOUS**

7.1 It is understood that from time to time to enable the construction of the proposed New Building by the Developer various acts, deeds, and things not herein specifically referred to may be required to be done by the Developer for which the Developer may require the authority of the Owner and various applications and other documents may be required legally to be signed or made by the Owner to which no specific provisions has been made herein. The Owner hereby authorized the Developer to do all such acts being required by the Developer in this behalf to execute any such additional power or powers of Attorney and/or his authorization or authorizations as may be legally required by the Developer for the purpose as also undertake to sign and execute all such additional application or other documents as may be required for the purpose which will be expressly stated herein shall not in any way prejudice the interests of the Owner detailed hereinabove.

7.2 The Developer shall in consultation with the Owner be entitled to frame a scheme for the management and administration of the said Building and/or common parts thereof. The Developer shall issue written notice to the Owner inviting the Owner to take possession and upon expiry of Ten working days from the date of receiving the notice thereof if the Owner willfully fails or neglects to take possession of the his Allocation in the new Building, it will be treated and/or deemed that the possession of the Owner's Allocation has been duly handed over to the Owner. And even the Owner willfully neglects to receive such notice twice, it will be treated and/or deemed that the possession of the Owner's Allocation has duly been delivered to the Owner.

7.3 Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owner if delivered by hand against receipt thereof or sent by prepaid registered Post at the address given herein above and shall likewise be deemed to have been served on the Developer if delivered by hand against receipt thereof or sent by prepaid registered post to Office of the Developer at the address given above.

7.4 Be it mentioned here that during the construction of the Building and till the Developer's share of allocation is fully disposed of the Developer shall always remain as the responsible and the owner of the entire structural area in the proposed new building as would be constructed by the Developer by its own costs and expenses and after handing over the vacant possession of the Owner's Allocation the Ownership of the Owner will automatically changed to the extent that the Owner will be the Owner of structural area of his Allocation together with undivided proportionate share of land attributable to the said structural area and in consideration of which the Owner or his duly authorized Attorney shall sell, convey and transfer the remaining undivided proportionate share of land attributable to the structural area of the Developer's Allocation either to the Developer or to its nominee or nominees being the Purchaser or purchasers of Flats/Spaces without taking any other or further consideration save and except the Owner's Allocation either from the Developer or from its Nominee or Nominees.

7.5 That near future if required for any supplementary Agreement, on mutual discursion both the parties shall jointly entered into a supplementary Agreement, but the owner's allocation and Developer's allocation shall remain unchanged.

## **8.0 ARTICLE VIII -MUTUAL OBLIGATION**

8.1 The Developer undertakes that it will complete the building within the time Stipulated period of **24 months** from the date of obtaining Revised sanction Building Plan and also obtaining other necessary legal permission and/or obtaining vacant possession of the said premises, except the circumstances beyond its control, and in the first instant the Developer shall



deliver and/or handover the possession of the owner's Allocation in favour of the Owner herein.

8.2 The Owner covenants with the Developer that in case the project is neglected, delayed or otherwise fails due to breach of contract and/or default on the part of the Owner, then in that event Developer shall be entitled to get compensation for all expenses incurred by the Developer which will be assessed by the Valuer to be appointed therein by the Developer, and in addition to that in that event the Owner shall pay the Developer herein extra a sum of Rs. 10,00,000/- (Rupees Ten Lakh) only to compensate the Developer, subject to cancellation of this Agreement with written consent of the both the Owner and the Developer with full and final settlement.

8.3 The Owner undertakes not to transfer, mortgage, charge the said property nor shall lease in any way or encumber the said land or property which is the subject of this Agreement in any manner whosoever during the subsistence of this Agreement except his allocation part but the Developer shall have the right and liberty to mortgage and/or create charges in respect of Developer's Allocation before any Nationalized Bank or private Bank but in such cases the Owner shall not be financially liable or responsible and if required the Owner shall sign to in necessary papers and documents to that effect.

As per requirement and at the request of the Developer the present Owner shall always be ready to sign and execute all necessary papers, documents and Deed of conveyances in respect of Developer's Allocation unto and in favour of any intending purchaser(s), as to be nominated by the Developer.

8.4 That the Owner shall not be liable for any bad workmanship of the proposed Building at the said premises and shall also not be liable and responsible for any monetary transaction with the Nominee or Nominees of the Developer.

8.5 In case of breach of any of the provisions herein, the party in breach of contract shall be liable to pay such damages as shall be determined by the



cancel and/or rescind this Development Agreement. But if the Developer fails to complete the construction of the propose new Building at the said premises within the said stipulated period of time, in that event the Developer shall liable to compensate the Owner by paying Rs. 25,000/- (Rupees twenty five thousand) only per month till the completion of the Building, payable within 5<sup>th</sup> day of each month. And upon construction and completion of the Building the Developer shall handover and/or deliver the khas possession of the Owners' Allocation to the Owner first by issuing Possession Letter with the Letter Pad of the Developer.

**10.0**

**ARTICLE - IX - FORCE MAJEURE**

10.1 Force Majeure shall mean flood, earth-quake, riot, war, storm, tempest, Cyclone, pandemic, Civil strike and/or any other act or commission beyond the reasonable control of the parties, and in such situation the period of construction and completion of the proposed new Building shall be extended on mutual discussion in between the parties.

**SCHEDULE - "A" REFERRED TO ABOVE**

(i.e. the entire premises)

**ALL THAT** piece and parcel of total bastu land, measuring more or less **3(three) Cottahs 14(fourteen) Chhitaks 18(eighteen) Sq. ft.** be the same or a little more or less together with one storied pucca dwelling house measuring 350 Sq. ft. structural area, standing thereon, lying and situated at Mouza- Basudevpur, Pargana- Balia, J.L. No. 15, R.S. No. 82, Touzi No. 351, R.S. Dag No. 224, under R.S. Khatian No. 34, and R.S. Dag No. 226, under R.S. Khatian No. 65, corresponding to L.R. Dag Nos. 230 & 242, under L.R. Khatian No. 2914, being **K.M.C. Premises No. 114, Basudevpur Road, Police Station- Behala now Parnasree, Kolkata- 700061, within the limits of the Kolkata Municipal Corporation, Ward No.128, vide Assessee No. 41-128-04-0115-1, in District of**

South 24-Parganas, together with all user and easement rights on path and passages and all other rights, benefits, privileges, facilities and appurtenances etc. attached therein and thereto and to take drainage and sewerage connections, electric line, Cable line, telephone line, water pipe lines etc. over, through or underneath the said common passages and/or road, which is butted and bounded as follows :-

**ON THE NORTH** : Part of Dag No. 225.

**ON THE SOUTH** : Part of Dag No. 227.

**ON THE EAST** : Part of Dag No. 228.

**ON THE WEST** : 18' ft. wide K.M.C. Road, Pre. No. 223, Parui Pucca Road, 30/10, Parui Pucca Road and Land & House of Kamalendu Das.

**Road Zone** :- Premises NOT located on Ho-Chi-Minh Sarani, Ward No. 128.

**SCHEDULE "B" ABOVE REFERRED**

(Details of fixture, fittings, standard materials etc. to be provided)

1. Entire flooring of the flat will be made of vitrified floor tiles or marble, interior walls of putty. Outer walls/common walls with 8" and 5" brick works with good quality.
2. Roof top will be pedistone concrete over roof casting.
3. Outer walls will be plastered and painted 2 coats each with weather coat and primer. Inner common area should be 2 coats paint over 2 coats primer. Toilet floors will be made of marble, walls tiles up to 6' ft.
4. In the Kitchen two side cooking platform of black stone and top with Green marble over black stone, wall dado of digital glazed tiles up to 36" inches height over the platform and a steel sink will be provided in the kitchen.

5. Door: All doors of the flat made of wooden frame with flush door of standard quality ply.
6. Window: Aluminum framed with 4 mm. glass and grills will be provided in the windows.
7. Two toilets, western/Indian commode with cistern and with 2 Tap, 1 shower connections shall be provided and geyser point shall be made in the Toilet.
8. Good quality lift will be installed in the lift space, (base price of the lift will be of Rs. 5,00,000/- including all excluding civil work)
9. Concealed copper wiring with points as under:-

(a) Bed room : 2 light points, 1 fan point, 2 plug point (5 Amp.), AC point and 1 night lamp point will be provided in the each bed room.

(b) Toilet & W.C. : 1 light point, 1 plug point (15 Amp), will be provided in the both Toilet & W.C. and 1 exhaust fan point and 1 geyser point will be provided in the toilet only.

(c) Kitchen : 1(one) light point, 2 (two) 15 Amp. Plug point and 1 (one) exhaust fan point, 1 (one) aqua guard point & 1 (one) Chimney point.

(d) Drawing & Dining : 2 light points, 2 fan point, 2 plug points (one 5 Amp/15 Amp) 1 T.V. Point and 1frig point will be provided.

(e) Balcony : 1 light point, 1 plug point.

(10) Cailing bell connection will be provided in the flat above/beside the main door frame.

**SCHEDULE "C" ABOVE REFERRED**

(i.e. Owner's Allocation )

The Owner shall be entitled to get from the Developer, free of cost in lieu of his land, **Entire third floor, having total measuring 1539 Sq. ft. Built up area, consisting of 2(two) Nos. self contained flats AND 2(two) Nos. demarcated**



**and dedicated Car-Parking spaces**, both on the **Ground floor**, border line from lift lobby west end to north roof end – east extended roof end and south side wall adjacent to meter space, entrance and the said two car-Parking will be demarcated by yellow border line, of the proposed New G+3-storied Building, together with undivided impartible proportionate share or interest in the land at the said premises as more fully described in the **Schedule "A"** herein above written along with all common facilities and amenities, benefits and privileges in the common parts and service areas along with other flat Owners/Occupiers at the said premises, **And** addition to that the Second Party/Developer shall pay a sum of Rs.10,00,000/- (Rupees Ten Lakh) only to the Owner being the non-refundable and non-adjustable money, in the manner as follows:-

i) At time of 1 <sup>st</sup> roof casting	.....	Rs. 1,25,000/-
ii) Day after 1 <sup>st</sup> roof casting	.....	Rs. 1,25,000/-
iii) At time of 2 <sup>nd</sup> roof casting	.....	Rs. 1,25,000/-
iv) Day after 2 <sup>nd</sup> roof casting	.....	Rs. 1,25,000/-
v) At time of 3 <sup>rd</sup> roof casting	.....	Rs. 1,25,000/-
vi) Day after 3 <sup>rd</sup> roof casting	.....	Rs. 1,25,000/-
vii) At time of 4 <sup>th</sup> roof casting	.....	Rs. 1,25,000/-
viii) Day after 4 <sup>th</sup> roof casting	.....	Rs. 1,25,000/-

And in all to be treated as **Owners' Allocation**.

**SCHEDULE "D" AS REFERRED TO ABOVE**

(Developer's Allocation)

**Developer's Allocation** shall mean the **Entire First floor**, having total measuring 1539 Sq. ft. Built up area, **AND Entire Second floor**, having total measuring 1539 Sq. ft. Built up area, consisting of 4(four) self contained flats **AND one self-contained residential flat** having 682 sq. ft. Built up area on the **Ground floor**, Eastern side. **AND 2(two) Nos. dedicated and demarcated Car-Parking spaces**, both on the **Ground floor**, North-west-southern side, adjacent to ground floor flat & entrance passage of the proposed New G+3 storied Building, together with undivided impartible proportionate share or interest in the land at the said premises as more fully described in the **Schedule "A"** hereunder written along with all common facilities and amenities,

benefits and privileges in the common parts and service areas along with other flat Owners/Occupiers at the said premises, to be treated as **Developer's Allocation.**

**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hands and seal this the day month and year first above written.

**SIGNED, SEALED AND DELIVERED**

By both the parties at Kolkata

In Presence of :-

**WITNESSES :-**

1. *Bhramaraj Das*  
R/ Parul Main Road  
KOL-61

*Kamalendu Das*  
-----  
SIGNATURE OF THE OWNER

SAMPRIIT CONSTRUCTION

*Mousumi Das*  
Proprietor

2. *Alok Prasad*  
Alipore Police Court  
Kolkata-700027

-----  
SIGNATURE OF THE DEVELOPER



**Drafted By Me:-**

*Alok Prasad*

**Advocate**

Alipore Police Court, Kolkata- 700027,  
Enrolment no. WB- 135/2003.







GRIPS

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



Name :- KAMALENDU DAS

Signature.....*Kamalendu Das*.....

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



Name :- MOUSUMI DAS

Signature.....*Mousumi Das*.....



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

GRN Details

GRN: 192022230028475581 Payment Mode: Online Payment  
GRN Date: 17/05/2022 19:27:46 Bank/Gateway: State Bank of India  
BRN : IK0BRMKPC7 BRN Date: 17/05/2022 19:30:01  
Payment Status: Successful ✓ Payment Ref. No: 2001330195/2/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Alope Biswas  
Address: A/11, Srijani, P.O. Joka, P.S. Haridevpur, Kolkata-700104.  
Mobile: 9748887252  
Email: alokeadv@gmail.com  
Depositor Status: Advocate  
Query No: 2001330195  
Applicant's Name: Mr Alope Biswas  
Identification No: 2001330195/2/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001330195/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	600
2	2001330195/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	1
			<b>Total</b>	<b>601</b>

IN WORDS: SIX THOUSAND FORTY ONE ONLY.



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

Query No / Year	2001330195/2022	Office where deed will be registered
Query Date	06/05/2022 12:04:49 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Aloke Biswas Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9746887252, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
	Rs. 44,48,252/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 1,000/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Basudebpur Road/Main Rd, Road Zone : (Premises not located on Ho Chi Min Sarani (Ward 128) -- ) , Premises No: 114, , Ward No: 128, Pin Code : 700061

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 14 Chatak 18 Sq Ft		42,12,002/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
Grand Total :				6.435Dec	0/-	42,12,002/-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	350 Sq Ft.	0/-	2,36,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		350 sq ft	0/-	2,36,250/-	





**Land Lord Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Shri Kamalendu Das Son of Late Subodh Ranjan Das,30/8, Parui Main Road, City:- , P.O:- Sarsuna, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. acxxxxx6b, Aadhaar No.: 33xxxxxxxx7929,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	SAMPRIT CONSTRUCTION ( Sole Proprietorship ) ,12, Parui Pacca Road, City:- , P.O:- Sarsuna, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PiN:- 700061 PAN No. BNxxxxx9R, ,Aadhaar No Not Provided by UIDAI,Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	Smt Mousumi Das Wife of Shri Premangsu Das,12, Parui Pacca Road, City:- , P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PiN:- 700061 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BNxxxxx9R , Aadhaar No.: 20xxxxxxxx2126	SAMPRIT CONSTRUCTION (as sole proprietor)

**Identifier Details :**

Name & address
Mr Alok Biswas Son of Mr Atul Chandra Biswas 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 Shri Kamalendu Das, Smt Mousumi Das

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Kamalendu Das	SAMPRIT CONSTRUCTION-6.435 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri Kamalendu Das	SAMPRIT CONSTRUCTION-350 Sq Ft



2. Query is valid for 30 days (i.e. upto 05-06-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 05-06-2022)
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/-.
5. e-Payment 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.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. 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.
8. 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.
9. 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.
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. - I I 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



### Major Information of the Deed

Deed No :	I-1604-05024/2022	Date of Registration	18/05/2022
Deed No / Year	1604-2001330195/2022	Office where deed is registered	
Query Date	06/05/2022 12:04:49 AM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Aloke Biswas Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748887252, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 44,48,252/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :



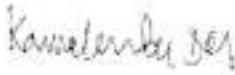
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Basudebpur Road/Main Rd, Road Zone : (Premises not located on Ho Chi Min Sarani (Ward 128) -- ) . . Premises No: 114, , Ward No: 128 Pin Code : 700061

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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<b>Grand Total :</b>				<b>6.435Dec</b>	<b>0 /-</b>	<b>42,12,002 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	350 Sq Ft.	0/-	2,36,250/-	Structure Type: Structure
Gr. Floor, Area of floor :350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>350 sq ft</b>	<b>0 /-</b>	<b>2,36,250 /-</b>	



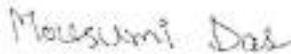
**Lord Details :**

Name,Address,Photo,Finger print and Signature				
SI No	Name	Photo	Signature	
1	<b>Shri Kamalendu Das</b> Son of Late Subodh Ranjan Das Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office	 18/05/2022	 LTI 18/05/2022	 18/05/2022
30/8, Parui Main Road, City:- P.O:- Sarsuna, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxxx6b, Aadhaar No: 33xxxxxxxx7929, Status :Individual, Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SAMPRIT CONSTRUCTION</b> 12, Parui Pacca Road, City:- , P.O:- Sarsuna, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , PAN No.:: BNxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Finger Print	Signature
1	<b>Smt Mousumi Das (Presentant)</b> Wife of Shri Premangsu Das Date of Execution - 18/05/2022, , Admitted by: Self, Date of Admission: 18/05/2022, Place of Admission of Execution: Office	 May 18 2022 2:38PM	 LTI 18/05/2022	 18/05/2022
12, Parui Pacca Road, City:- , P.O:- Sarsuna, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BNxxxxxx9R, Aadhaar No: 20xxxxxxxx2126 Status : Representative, Representative of : SAMPRIT CONSTRUCTION (as sole proprietor)				

Identifier Details :			
	Photo	Finger Print	Signature
<b>Aloke Biswas</b> Son of Mr. Atul Chandra Biswas Alipore Police Court, City - Alipore, P.S.-Alipore, District-South 24-Parganas, West Bengal, India. PIN- 700027			
	18/05/2022	18/05/2022	18/05/2022
Identifier Of Shri Kamalendu Das, Smt Mousumi Das			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Kamalendu Das	SAMPRIT CONSTRUCTION-6.435 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Kamalendu Das	SAMPRIT CONSTRUCTION-350.00000000 Sq Ft



18-05-2022

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

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

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

Presented for registration at 13:57 hrs on 18-05-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Smt Mousumi Das .

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 44,48,252/-

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

Execution is admitted on 18/05/2022 by Shri Kamalendu Das, Son of Late Subodh Ranjan Das, 30/B, Parui Main Road, P.O: Sarsuna, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Business

Identified by Mr Aloke Biswas, , Son of Mr Atul Chandra Biswas, 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 18-05-2022 by Smt Mousumi Das, sole proprietor, SAMPRIT CONSTRUCTION (Sole Proprietorship), 12, Parui Pacca Road, City:- , P.O:- Sarsuna, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Identified by Mr Aloke Biswas, , Son of Mr Atul Chandra Biswas, 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 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/05/2022 7:30PM with Govt. Ref. No: 192022230028475581 on 17-05-2022, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BRMKPC7 on 17-05-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 6,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 18422, Amount: Rs.1,000/-, Date of Purchase: 17/05/2022, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/05/2022 7:30PM with Govt. Ref. No: 192022230028475581 on 17-05-2022, Amount Rs: 6,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BRMKPC7 on 17-05-2022, Head of Account 0030-02-103-003-02

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal