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

Asst. Dist. Sub-Registrar
Alipore, South 24 Parganas 20 APR 2021

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made this the
20th day of April, Two Thousand Twenty One
(2021)

BETWEEN

DELTA & CO.

Subrata Samajpuri
Proprietor

13.4.2021
3070805798/2021

স্মারক নং ৩৫১০ তারিখ 26/02/2020

৩৫.০০ টাকা মাত্র

কাজের নাম কাচখা হোস্টেল, ক্রাউলফোর্ড

আমিনতাবাদ জর্জ টোল, ডায়-২৭

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Kenpa Chondhury,
Advocate,
W/o Sri Sanjay Chondhury,
Alipore Judges Court,
Kolkata-27.

Addl. Dist. Sub-Registrar
Alipore
20 APR 2021
South 24 Parganas
Kolkata-700027

1) **SRI SIDDHARTHA ROY**, having PAN - AQSPR3771R, Mobile No. 6291016359, son of Late Santosh Roy and Late Niharika Roy, Nationality - Indian, by faith - Hindu, by Occupation - Legal Practitioner, 2) **SRI SUBRATA ROY alias SRI SUBRATA RAY**, having PAN - ACSPR0895G, Mobile No. 9748303035, son of Late Santosh Roy and Late Niharika Roy, Nationality - Indian, by faith - Hindu, by Occupation - Service and 3) **SRI SOUMITRA ROY**, having PAN - AFNPR4344E, Mobile No. 9831186910, son of Late Santosh Roy and Late Niharika Roy, Nationality - Indian, by faith - Hindu, by Occupation - Business, all of them residing 4/35A, Chanditala Lane, Post Office - Regent Park, Police Station - Regent Park, Kolkata - 700040, District - South 24 Parganas, hereinafter called the **LANDOWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns), of the **ONE PART/FIRST PART**;

AND

M/S. DELTA & CO., a proprietorship firm having its registered office at 4/7, Chanditala Lane, Post Office and Police Station - Regent Park, Kolkata - 700 040 in the District of South 24 Parganas represented by its Proprietor namely **SRI SUBRATA SAMAJPATI**,

having his PAN - AJOPS2997P, (Mobile No. 9830650104) son of Late Sisir Ranjan Samajpati, by faith - Hindu, by occupation - Business, at present residing at 4/7, Chanditala Lane, Post Office and Police Station - Regent Park, Kolkata - 700040 in the District of South 24 Parganas, hereinafter called the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, successor-in-interest, representatives and assigns) of the **OTHER PART/SECOND PART**.

WHEREAS one Rai Bahadur Seth Teomal was seized and possessed of all those several pieces and parcels of Korfa lands and hereditaments measuring 1.70 acres situate within C.S. Plot No.1708, 1709, 1710 and 1711 within Mouza - Chandpur, Police Station - Tollygunge, District - 24 Parganas.

AND WHEREAS by an Indenture of Conveyance bearing date 7th August, 1941 made between the said Rai Bahadur Seth Teomal of the One Part and M/s. Mugneeram Bangur and Company, a registered Co-partnership firm carrying on business at No.7, Lyons Range in the Town of Calcutta of the Other Part and registered at Alipore Sadar Sub Registration Office in Book No.1, Volume No.87 at Pages 27 to 62, Being No.3049 for the year 1941, the said Rai Bahadur Seth Teomal, for the consideration therein mentioned sold

and conveyed amongst other lands. All those said several pieces of lands situate with the C.S. Plot No.1708, 1709, 1710 and 1711 within Mouza - Chandpur, Police Station - Tollygunge, District - 24 Parganas unto the said M/s. Mugneeram Bangur and Company according to the respective natures and tenures thereof.

AND WHEREAS in the events that had happened, the said M/s. Mugneeram Bangur and Company became absolutely seized and possessed of all those said several pieces and parcel of lands situate within the said C.S. Plot No.1708, 1709, 1710 and 1711 within Mouza - Chandpur, Police Station - Tollygunge, District - 24 Parganas.

AND WHEREAS M/s. Mugneeram Bangur and Company amalgamated the pieces and parcels of lands in the said C.S. Dag Nos. 1708, 1709, 1710 and 1711 with its other adjoining lands within the said Mouza - Chandpur and reclaimed and relayed the said amalgamated land and made a scheme of Development and of sale thereof in small plots by opening out roads and surface drain therein and by dividing the said land into small self contained plots and named the said scheme as "Gokul Kunja Scheme".

AND WHEREAS by an Indenture of Conveyance dated 07th July, 1948 made between the said M/s. Mugneeram Bangur and Company

of the one part and Smt. Surabala Devi of the other part, said M/s. Mugneeram Bangur and Company sold and conveyed **All That** said demarcated land in Plot No. 18 measuring 04 Cottahs 09 Chittacks and 07 Square feet situate within Plot No. 1708, within the said Mouza - Chandpur together with the right of easement of all descriptions in the roads abutting the said Plot No. 18 unto the said Smt. Surabala Devi.

AND WHEREAS while said Smt. Surabala Devi absolutely seized and possessed the said plot of land by erecting dwelling house, sold conveyed and transferred **All That** said demarcated land in Plot No. 18 measuring 04 Cottahs 09 Chittacks and 07 Square feet situate within Plot No. 1708, within the said Mouza - Chandpur together with the right of easement of all descriptions in the roads abutting the said Plot No. 18 unto Sri Pijus Ranjan Sarkar and Sri Pravas Ranjan Sarkar by virtue a Sale Deed (Bengali Kobala Deed) on 30.01.1952 for valuable consideration mentioned therein.

AND WHEREAS thereafter said Sri Pijus Ranjan Sarkar and Sri Pravas Ranjan Sarkar sold conveyed and transferred said plot of land unto and in favour of Sri Kshitish Chandra Roy, son of Late Satish Chandra Roy of 4/35, Chanditala Lane, Police Station - Jadavpur,

Kolkata - 700040 by virtue a Sale Deed (Bengali Kobala Deed) on 08.02.1957 for valuable consideration mentioned therein.

AND WHEREAS said Kshitish Chandra Roy while seized and possessed of the property constructed a dwelling house on the Western side of the said plot of land and thereafter mutated his name with the then Calcutta Corporation and paid Municipal taxes thereof, the said property being numbered as Premises No. 4/35, Chanditala Lane, within Police Station - Regent Park, Kolkata - 700040.

AND WHEREAS while seized and possessed the said property said Kshitish Chandra Roy sold conveyed and transferred **All That** homestead land measuring 01 (One) Cottah 02 (Two) Square Feet out of total land measuring 04 (Four) Cottahs 09 (Nine) Chittacks 07 (Seven) Square Feet in Scheme Plot No.18 of Gokul Kunja Scheme comprised in C.S. Dag No.1708, Khatian No.581, R.S. No.40, Touzi No. 155, Pargana - Khaspur, Mouza - Chandpur, J.L. No.41, Police Station - Regent Park, District - South 24 Parganas being part of K.M.C. Premises No.4/35, Chanditala Lane, Kolkata - 700040 unto and in favour of Smt. Niharika Roy, wife of Santosh Kumar Roy of 4/35, Chanditala Lane, Police Station - Jadavpur, Kolkata - 700040 by virtue a Sale Deed on 21.09.1965 (Bengali Kobala Deed dated 4th

Ashwin, 1372), said deed was registered at the office of the Sub-Registrar at Alipore, District - 24 Parganas and has been recorded in Book No.1, Volume No.109, Pages from 235 to 239, Being No. 7522, for the year 1965, for valuable consideration mentioned therein.

AND WHEREAS the said Kshitish Chandra Roy since deceased during his lifetime to make suitable provision regarding his rest property amongst his wife, sons, daughters and nephew executed a Deed of Settlement on 21st day of September, 1965 which was registered in the Office of the Sub Registrar of Alipore and recorded in Book No.I, Volume No. 148, Pages 93 to 96, being No. 7521 for the year 1965.

AND WHEREAS as per the provisions of the said Deed of Settlement dated 21st day of September, 1965 1) Sri Sudhir Kumar Roy, son of Late Kshitish Chandra Roy of Kharagpur College Quarter, Inda Kharagpur, District - Medinipur, 2) Sri Swaraj Kumar Roy, son of Late Kshitish Chandra Roy of P-9, Darga Road, Police Station - Beniapukur, Kolkata - 700017 and 3) Chhaya Rani Roy, wife of Haju Gopal Roy, of 191B, Kalighat Road, Police Station - Bhowanipore, Kolkata - 700026, sold, transferred conveyed **All That** homestead land measuring 12 (Twelve) Chittacks 24 (Twenty Four) Square Feet being the part of Scheme Plot No.18 of Gokul Kunja Scheme

comprised in C.S. Dag No.1708, Khatian No.581, R.S. No.40, Touzi No. 155, Pargana - Khaspur, Mouza - Chandpur, J.L. No.41, Police Station - Regent Park, District - South 24 Parganas being part of K.M.C. Premises No.4/35, Chanditala Lane, Kolkata - 700040, by virtue a Sale Deed, dated - 27.03.1981 (Bengali Kobala Deed dated 13th Choitra, 1387), which was registered at the office of the District Registrar at Alipore, District - 24 Parganas and has been recorded in Book No.1, Volume No.177, Pages from 46 to 48, Being No. 3312, for the year 1981 unto and in favour of said Smt. Niharika Roy, wife of Santosh Kumar Roy, for valuable consideration mentioned therein.

AND WHEREAS in the aforesaid manner by virtue of the said two deeds said Niharika Roy while seized and possessed of the said landed property total measuring to 01 (One) Cottah 12 (Twelve) Chittacks 26 (Twenty Six) Square Feet more or less constructed a dwelling house on the said plot of land and thereafter mutated her name with the then Calcutta Corporation now the Kolkata Municipal Corporation and paid Municipal taxes thereof, the said property being known and renumbered as Premises No. 4/35A, Chanditala Lane, within Police Station - Regent Park, Kolkata - 700040, vide Assessee No. 210970300491.

AND WHEREAS through such Deed of Settlement dated 21st September, 1965, the said Kshitish Chandra Roy since deceased transferred, conveyed, assigned and assured a piece and parcel of land measuring 2 (Two) Cottahs 12 (Twelve) Chittacks and 26 (Twenty Six) Square Feet be the same or a little more or less alongwith the structures standing thereon at the said Premises No.4/35, Chanditala Lane, Police Station - Regent Park (formerly Jadavpur), Kolkata - 700040 as described in the Schedule "KA" of the said Deed of Settlement dated 21st September, 1965 in favour of his wife Smt. Rekha Roy for her life estate.

AND WHEREAS said 1) Rekha Roy, wife of Late Kshitish Chandra Roy, 2) Dipak Kumar Roy, 3) Ashok Kumar Roy, 4) Amit Kumar Roy, three sons of Late Kshitish Chandra Roy and 5) Smt. Niharika Roy, wife of Sri Santosh Kumar Roy executed and registered a Deed of Declaration amongst them regarding boundary of Premises No.4/35, Chanditala Lane, Kolkata - 700040 and Premises No.4/35A, Chanditala Lane, Kolkata - 700040 and the said deed was registered on 16.11.1988 at the office of the A.D.S.R. Alipore and recorded in Book No.1, Volume No79, Pages from 165 to 170, Being No.3413 for the year 1988. By the said Deed of Declaration the parties thereto create a common passage running East to West (32 Sq.ft.) marked 'red hatched line' therein. And after creating common passage said

Smt. Niharika Roy became the absolute owner of landed property measuring 01 (One) Cottah 11 (Eleven) Chittacks 39 (Thirty Nine) Square Feet be the same or a little more or less at K.M.C. Premises No.4/35A, Chanditala Lane, Kolkata - 700040.

AND WHEREAS it was provided in the said Deed of Settlement dated 21st September, 1965 that the said Smt. Rekha Roy will not be able to sell, gift or in any way transfer the said property as described in the Schedule "**KA**" of the said Deed of Settlement during her lifetime but she will be able to enjoy the said property and shall maintain the same by paying tax and by causing necessary repairs.

AND WHEREAS it was further provided in the said Deed of Settlement dated 21st day of September, 1965 that on the death of the said Smt. Rekha Roy the aforesaid property as described in the Schedule "**KA**" of the said Deed of Settlement will devolve unto his three sons namely Dipak Kumar Roy (Since deceased), Ashok Kumar Roy and Sri Amit Kumar Roy in equal shares and proportion.

AND WHEREAS the said Dipak Kumar Roy died intestate on 1st January, 1996 leaving behind him his surviving widow namely Smt. Dipika Roy and two daughters namely Smt. Rupa Roy and Smt. Antara Roy as his legal heirs and representatives who jointly

inherited the 1/3rd shares of the above property as per the Hindu Succession Act, 1956.

AND WHEREAS the said Smt. Rekha Roy while in peaceful possession and enjoyment of the aforesaid property died intestate on 23rd January, 2009.

AND WHEREAS on the death of the said Smt. Rekha Roy, the aforesaid property which is morefully and specifically described in the Schedule hereunder written devolved upon Smt. Dipika Roy, Smt. Rupa Roy and Smt. Antara Roy, the predecessors-in-interest of Dipak Kumar Roy, Sri Ashok Kumar Roy and Sri Amit Kumar Roy in terms of the Deed of Settlement dated 21st September, 1965 to the extent of undivided 1/3rd shares in favour of the 1(a) Smt. Dipika Roy, 1(b) Smt. Rupa Roy and 1(c) Smt. Antara Roy, to the extent of undivided 1/3rd share in favour of Sri Shok Kumar Roy and the balance undivided 1/3rd shares in favour of Sri Amit Kumar Roy absolutely and forever and free from all encumbrances.

AND WHEREAS the said Smt. Dipika Roy and others while in peaceful joint possession and enjoyment of the above property by paying the taxes of the concerned authority mutated their names in the records of the Kolkata Municipal Corporation being Assessecc No.

210970300480 in respect of KMC Premises No.4/35, Chanditala Lane, Kolkata - 700040.

AND WHEREAS by a registered Deed of Conveyance dated 21st day of July, Two Thousand and Nine registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No.I, C.D. Volume No.17, Pages 3708 to 3732, Being No.07680 for the year 2009 said (1) Smt. Dipika Roy, (2) Smt. Rupa Roy, (3) Smt. Antara Roy, (4) Sri Ashok Kumar Roy and (5) Sri Amit Kumar Roy sold, conveyed, transferred, assigned and assured **ALL THAT** the piece and parcel of Bastu Land measuring more or less 2 (Two) Cottahs 12 (Twelve) Chittacks and 26 (Twenty Six) Square Feet along with a small tiles shed structure having an area of 100 Square Feet more or less lying in Mouza - Chandpur, J.L. No.41, R.S. No.40, Khatian No.581, C.S. Dag No.1708 being Municipal Premises No. 4/35, Chanditala Lane, Police Station - Regent Park, Kolkata - 700040 within the limits of the Kolkata Municipal Corporation Ward No.097, Assessee No. 210970300480 in the District of South 24 Parganas in favour of Sri Subrata Samajpati, son of Late Sisir Ranjan Samajpati of 6, Chanditala Lane, Police Station - Regent Park, Kolkata - 700040.

AND WHEREAS by a registered Deed of Conveyance dated 3rd day of February, 2012, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No.I, C.D. Volume No.2, Pages 5149 to 5167, Being No.00884 for the year 2012 said Sri Subrata Samajpati sold, conveyed, transferred, assigned and assured **ALL THAT** the piece and parcel of Bastu Land measuring more or less 2 (Two) Cottahs 12 (Twelve) Chittacks and 26 (Twenty Six) Square Feet along with a small tiles shed structure having an area of 100 Square Feet more or less lying in Mouza - Chandpur, J.L. No.41, R.S. No.40, Khatian No.581, C.S. Dag No.1708 being Municipal Premises No. 4/35, Chanditala Lane, Police Station - Regent Park, Kolkata - 700040 within the limits of the Kolkata Municipal Corporation Ward No.097, Assessee No. 210970300480 in the District of South 24 Parganas in favour of Sri Soumitra Roy, son of Late Santosh Kumar Roy, being the one of the Landowners herein.

AND WHEARES after the purchase of said property said Sri Soumitra Roy mutated his name in the records of the Kolkata Municipal Corporation Ward No.097, vide Assessee No. 210970300480, in respect of KMC Premises No.4/35, Chanditala Lane, Kolkata - 700040.

AND WHEREAS said Niharika Roy while seized and possessed the said property died intestate on 07.08.2018 leaving behind her three sons namely (1) Siddhartha Roy, (2) Sri Subrata Roy and (3) Sri Soumitra Roy, as her legal heirs or representatives to inherit the said property and accordingly the aforesaid legal heirs and heiresses became the joint Owners of the aforesaid property by way of inheritance according to law of Succession as her husband Santosh Kumar Roy pre-deceased her.

AND WHEREAS in the aforesaid manner the Party of the First Part herein jointly became the absolute owners of the said landed property left by their mother Niharika Roy measuring 1 (One) Cottah 11 (Eleven) Chittacks 39 (Thirty Nine) Square feet with two storied dwelling house having a total area measuring 1100 Square Feet, situated at 4/35A, Chanditala Lane, Police Station - Regent Park, Kolkata - 700040.

AND WHEREAS being the lawful owners of the aforesaid property i.e. two contiguous plot of land, the Landowners herein absolutely seized and possessed of and/or well and sufficiently entitled to the said property which is morefully described in the **FIRST SCHEDULE** hereunder written without any interruption and hindrance from any quarters.

AND WHEREAS the Premises No. 4/35, Chanditala Lane, Police Station - Regent Park, Kolkata - 700040 and 4/35A, Chanditala Lane, Police Station - Regent Park, Kolkata - 700040 are contiguous premises to each other and both the properties belong in Mouza - Chandpur, J.L. No.41, R.S. No.40, Khatian No.581, C.S. Dag No.1708, in the District - South 24 Parganas, Sub-Registration office - Alipore and within the K.M.C. Ward No. 097 and open to the road and thus the First Party herein for better use and enjoyment of the aforesaid properties jointly have decided to amalgamate the said two premises into a single premises.

AND WHEREAS in view of the above said party of the First Part herein have mutually agreed to exchange their undivided $\frac{1}{2}$ (half) share of the property to each other i.e. undivided $\frac{1}{2}$ (half) share of the Premises No. 4/35A, Chanditala Lane, Police Station - Regent Park, Kolkata - 700040 to be exchanged with the undivided $\frac{1}{2}$ (half) share of the Premises No. 4/35, Chanditala Lane, Police Station - Regent Park, Kolkata - 700040, KMC Ward No. 097 morefully and particularly described in the **SCHEDULE 'A' & 'B'** thereunder respectively in lieu of their respective share of the properties mentioned herein above i.e. the Party of the First Part therein shall transfer and convey the share of the property in their possession to

the Party of the Second Part therein mentioned in the **SCHEDULE 'A'** hereunder written and in similar terms the Party of the Second Part shall transfer and convey of his share of the property in their possession to the Party of the First Part.

AND WHEREAS in course of enjoying of their property, the said (1) Sri Siddhratha Roy, (2) Sri Subrata Roy and (3) Sri Soumitra Roy, Landowners herein desired to construct a G+III storied building on the said total land measuring 4 (Four) Cottahs 9 (Nine) Chittacks 07 (Seven) Square Feet i.e. the land measuring 2 (Two) Cottahs 12 (Twelve) Chittacks 26 (Twenty Six) Square feet a little more or less with a tile shed structure measuring 100 Square feet at K.M.C. Premises No. 4/35, Chanditala Lane, Police Station - Regent Park, Kolkata - 700040 **And** land measuring 1 (One) Cottah 11 (Eleven) Chittacks and 39 (Thirty) Square Feet a little more or less with a two storied dwelling house /structure measuring 1100 Square Feet standing thereon (Ground Floor measuring 550 Square Feet and First Floor measuring 550 Square Feet) and common area measuring 32 Sq.ft. situated at north western site of contiguous plot at K.M.C. Premises No.4/35A, Chanditala Lane, within Police Station - Regent Park, Kolkata - 700040, District - South 24 Parganas by demolishing the old structure standing thereon but on account of paucity of fund and constructional knowledge, the same could not be done and on

account of fulfillment of such desire, the Landowners herein was in search of a person/firm/company who undertake such constructional work on the said land by collecting men and materials and providing proper finance for construction of a multistoried building on the said land and ultimately entrusted the Developer herein to do the aforesaid job by executing this Development Agreement under the terms and conditions as stated herein.

AND WHEREAS for their aforesaid need and desire, the Landowners herein amalgamated the said two contiguous premises being No. 4/35, Chanditala Lane, Police Station - Regent Park, Kolkata - 700040 and 4/35A, Chanditala Lane, Police Station - Regent Park, Kolkata - 700040 within KMC Ward No. 097, Borough - XI, District - South 24 Parganas into one plot/premises, by virtue of a registered Exchange Deed which was registered on 04.02.2019 in the office of the A.D.S.R. Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1605-2019, Pages from 23661 to 23700, Being No. 1605-00605, for the year 2019.

AND WHEREAS thereafter said Siddhartha Roy, Sri Subrata Roy and Sri Soumitra Roy, the Landowners herein mutated and amalgamated the aforesaid two plots of land in their names in the records of the

Kolkata Municipal Corporation, Ward No. 097, vide Assessee No. 210970300480, and after amalgamation mutation said property known and numbered as K.M.C. Premises No. 4/35, Chanditala Lane, Kolkata - 700 040.

AND WHEREAS being the lawful owners of the aforesaid property the Landowners herein absolutely seized and possessed of and/or well and sufficiently entitled to the said property which is morefully described in the **Schedule 'A'** hereunder written without any interruption and hindrance from any quarters.

AND WHEREAS being thus in uninterrupted possession of the aforesaid property the Landowners herein have decided to construct and develop a G+III storied building over the said land as per Plan to be sanctioned by the Kolkata Municipal Corporation Authority but having no such experience and requisite fund the Landowners have decided to place the responsibility to a competent Developer to raise construction of the G+III storied building over the said land measuring 04 (Four) Cottahs 09 (Nine) Chittacks 07 (Seven) Square Feet which is morefully described in the **SCHEDULE 'A'** hereunder upon demolishing the existing old structures.

AND WHEREAS the Landowners herein coming to know the Developer being competent in the construction work of buildings and

with reasonable knowledge in the said construction work approaches with the proposal to construct the G+III storied building upon demolishing the existing old structure over the said property and the Developer herein upon going through the proposal of the Landowners have accepted the proposal and decided to develop accordingly as per sanction plan to be sanctioned by the Kolkata Municipal Corporation Authority.

AND BOTH THE PARTIES HAVING ACCEPTED THE PROPOSAL ENTER INTO THE AGREEMENT ON THE FOLLOWING TERMS AND CONDITIONS :-

1. The Landowners declare that the Landowners are the joint Owners of **ALL THAT** piece and parcel of homestead land measuring about 04 (Four) Cottahs 09 (Nine) Chittacks 07 (Seven) Square Feet be the same a little more or less with a three storied dwelling house measuring **1800** Square feet standing thereon (each floor measuring 600 Sq.ft.) at K.M.C. Premises No. 4/35, Chanditala Lane, Police Station - Regent Park, Kolkata - 700 040 under Mouza - Chandpur, J.L. No. 41, R.S. No. 40, Khatian No. 581, C.S. Dag No. 1708, Post Office and Police Station - Regent Park, in the District of South 24 Parganas, now within the

Municipal Limits of the Kolkata Municipal Corporation, Ward No. 097. Borough - X, by virtue of amalgamation vide Deed of Exchange dated - 04.02.2019, registered in the office of the A.D.S.R. Alipore at Assessment Department of the Kolkata Municipal Corporation.

2. That Landowners further declare that the Landowners have now good right, full power and absolute authority to enter into this agreement for Development with the Developer herein and the said property is not the subject matter of any suits or proceedings, attachments, liens, lispendens, charge, mortgage or any manner whatsoever and the said property is free from all encumbrances.
3. The Landowners approach to develop the said property by raising construction of a New G+III storied building upon the said land and to complete the entire building at the costing, expenses, risks of the Developer and at the entire responsibility of the Developer herein and the Developer relying upon the proposal has agreed to enter into this Agreement with Landowners herein under the terms and conditions contained herein.

4. The Developer agrees and declares that he will made / has made necessary searches and enquiries and has satisfied themselves that the said land is free from all encumbrances or restrictions and that it is suitable for construction of the said multistoried building and the laws applicable thereto permit the sale of flats and to carry out the purposes and object of these presents.
5. That the Landowners herein have decided and agreed to make amalgamation of the two premises being No.4/35 & 4/35A, Chanditala Lane, within Police Station - Regent Park, Kolkata - 700040, into one plot before the KMC Authority following the said Amalgamation Deed/Exchange Deed which has been executed and registered on 04.02.2019 before A.D.S.R. Alipore, South 24 Parganas and recorded in Book No.1, Volume No.1605-2019, Pages from 23661 to 23700, Being No.1605 - 000605 for the year 2019 and after such amalgamation, the said premises is known and numbered as 4/35, Chanditala Lane, Kolkata - 700 040.
6. That with the execution of this Agreement, the Landowners will be liable to handover all the original copies of Title Deed, Amalgamation Deed/ Exchange Deed, K.M.C. Tax papers and

other relevant documents to the Developer relating to the said premises and it shall remain in the custody of the Developer for execution and registration of the Deed of Conveyance/s in favour of the prospective purchasers out of Developer's allocation in the proposed newly G+III storied building to be constructed on the said property.

7. The Landowners with the execution of this Agreement grant license to the Developer to enter upon the said property of the Landowners which is morefully described in the **SCHEDULE 'A'** hereunder, so that the Developer may take physical measurement of the property and to prepare a site plan of the proposed building with structural design and to take all measures for construction of the said building on the vacant land of the said property with the help of engineer, architect, labour, mason, plumber, electrician and all other experts and also for sanction of the said building Plan by the Kolkata Municipal Corporation Authority and for any other purpose/s as would be required for the purpose of construction of the building.
8. The Landowners will approve the plan by putting their signatures thereon of the proposed G+III building which will be

submitted by the Developer after being prepared by an engineer appointed by the Developer.

The Landowners will be bound to handover the possession of the demised property to the Developer after getting the building plan sanctioned from the Kolkata Municipal Corporation by the Developer.

9. The Developer will complete the construction of the said entire G+III storied building with lift on the said land in all manner according to the specification mentioned in **SCHEDULE 'F'** hereunder at the cost of the Developer and its entire responsibility within 18 (Eighteen) months from the date of sanction of the building plan by the Kolkata Municipal Corporation Authority unless prevented by any war, riot, natural calamity or any force majeure or any court order and in that event, the Landowners shall allow/grant 6 (Six) months extension from the date of such 18 (Eighteen) months. If the Developer in spite of such extension of 18 + 6 months fails or neglects to complete the construction of the building in all manner and delivery possession of the Owners' allocation in the New G+III storied building without any cogent cause i.e. 50% of the entire constructed area according to the sanction



plan of the Kolkata Municipal Corporation authority of the proposed building at first instance in that event at the option of the Landowners this agreement shall be rescinded or terminated or cancelled and the Landowners shall have right and liberty to complete the same personally or to engage or appoint any other developer or contractor to complete the incomplete works of the proposed building.

The Developer will be entitled to get back the investments till that date after deduction of costing thereto as penalty and the said amount will be paid by the owners after disposal of flats and car parking spaces and other units of the proposed building and in that event, the Landowners will also revoke all power, authority or license already issued by the Landowners.

10. Upon completion of the proposed building the Developer will serve a notice in writing to the Landowners for taking possession of the Owners' allocation and the Owners shall be under obligation to take delivery of their allocated portions within 15 (Fifteen) days from the date of receipt of such notice. In spite of service of such notice, if the Landowners fail to take

delivery of possession of their allocation, in that event the Developer shall not be liable to pay any rent towards the alternate accommodation of the Landowners and also for any claim of taxes, levies, rates, duties and maintenance charges dues and other outgoings payable in respect of the Owners' allocation and the said charges will be apportionate pro-rata with reference to the saleable spaces in the proposed building.

11. That immediately after getting vacant possession of the said premises, the Developer shall start the construction work in accordance with the sanction building plan by the Kolkata Municipal Corporation Authority of G+III storied building comprising several individual self contained Flats/ Units in different floors.
12. During construction period of the proposed building, the Developer shall provide alternative rental accommodation to the Landowners herein during construction period or tenure of this Agreement and the Developer further agrees to pay the monthly rent till the Developer delivered full vacant, complete and khas possession of the Owners' allocation in the new building upon this Agreement.

13. The Developer will construct the proposed new G+III storied building upon the **Schedule 'A'** property comprising of individual self contained flats in each floor and car parking space should be constructed and accordingly the Developer will be bound to sanction the plan by the Kolkata Municipal Corporation Authority.
14. Upon construction of the New G+III storied building in all respects, the Developer shall deliver as Landowners' allocation 50% of the constructed area of the proposed building at first instance which is more fully described in the **SCHEDULE 'B'** hereunder written.
15. That save and except the Landowners' allocation as stated herein above, the Developer shall retain the remaining covered saleable areas which is morefully described in the **SCHEDULE 'C'** hereunder, which the Developer will sale to its intending Purchasers.
16. The Developer shall be entitled to receive, collect, appropriate or utilize all booking money, earnest money, consideration money from any intending purchaser or purchasers in respect of its allocation in the proposed building without creating any

liability upon the Landowners towards the refund of such money or against third party claim.

17. That the Developer shall complete the construction of the entire building on the **Schedule 'A'** property, hereunder written under the supervision of an architect so that no part of the proposed building be unsafe for human dwelling.
18. That the completion of the construction of the building shall mean and include all internal and external full finished work, excluding painting, of bed rooms, kitchens, bathrooms, stair cases, water connection from KMC, electric wiring, sewerage connection, sanitary fittings, plumbing works etc. as per **SCHEDULE 'F'**.
19. That the Landowners and their nominees and the Developer and its prospective Purchasers will remain responsible to pay their respective proportionate share of taxes from the date of their possession in their respective allocated portions in the proposed G+III storied building.
20. That after the completion on all respects and after making delivery of possession of respective flats and car parking spaces to the Landowners and also to prospective Purchaser/s

to their fullest satisfaction, the Developer will not remain responsible for the total upkeepment and maintenance of the newly built building. The Landowners and the intending Purchaser/s will have to form on their own an Association to maintain their own property and the common parts of the building.

21. Be it mentioned that it is mutually agreed between the Landowner No.1, Siddhartha Roy, the Landowner No.2, Subrata Roy and the Developer herein that if the flat area of the Landowner No.1 and 2 herein is enhanced more than their respective share out of 50% of total constructed area of Owners Allocation in that case The Landowner No.1 and 2 herein will be liable to pay the amount for such extra square feet area to the Developer herein before taking possession of their allocated flat and/or car parking space and that transfer will be made through registered document.
22. The Landowners will sign and execute a registered Development Power of Attorney in favour of the Developer so that the Developer may do all such acts, deeds and things as would be required or necessary for the purpose of Development of the said property and to take advance money, booking

money, consideration money from the prospective purchasers in respect of the developer's allocation and also to execute and register necessary Deed and conveyances/s in favour of the prospective purchaser/purchasers in respect of the Developer's allocation on behalf of the Landowners as Vendors to convey the impartible share and interest in the land in favour of the Purchasers and their nominees and also as the Confirming Party to admit and acknowledge the receipt of the consideration money for the flat/s and car parking spaces of the Developer's allocation.

23. That the Developer shall be entitled to make advertisements, hung up advertisement boards upon the said property and do such other things as might be required for the purpose of sale of the flats and car parking spaces in the said premises to be constructed without in any way prejudicing the interests of the Owners.
24. That Agreement to sell or allot flats/units that shall be entered into by the Developer shall be in accordance with the laws applicable and rules and regulations governing the said building and flats and allow any of the parties to occupy any of

the flats or dwelling units without affecting any right of the Owners under these presents.

25. That Developer shall keep the Owners fully indemnified against and harmless from all losses and damages, costs, charges, expenses, claims or proceedings in relation to the said land, development, thereof, construction, completion, occupation and sale of the flats or otherwise in relation to or touching the subject matter of this Agreement for violation of any laws, rules or regulations or due to accident, mishap and other calamities malicious damages, riots, thefts, burglary, fire, death or injury to any worker or person who is engaged in the construction site or arising from any other way whatsoever without prejudicing the rights of the Owners.
26. The Developer undertakes to procure for the Owners' alternative accommodation from the date the Owners are required to vacate the said premises till construction of the new building is completed and are given khas vacant, peaceful possession of the Landowners' allocation in the said newly built G+III storied building. For such alternative accommodation the Developer will be bound to pay monthly

rent to the Landlord of the rented building on his own for rented portion of the Landowners.

27. The Owners agrees to sign and execute from time to time plans, applications and other necessary documents, if any, to be submitted to the concerned authorities at the requests of and the cost of the Developer during the construction of the said new building in accordance with the provisions of law.
28. The Developer shall erect the new G+III storied building on the said plot of land morefully described in the **Schedule 'A'** hereunder written in conformity with the sanction plan, drawings and elevations and complete all the said works with the material of good quality and in the most substantial and workmanlike manner to the satisfaction of the architect and also the Owners and will in all respects comply with and abide by the true intent and manner of the said specifications.
29. This Development Agreement to be properly executed and registered before the competent registering authority by paying necessary stamp duties, registration fees and lawyer fees by the Developer and the Landowners will put their signatures in the said registered document.

30. The Landowners will execute a Registered Power of Attorney to the Developer for Registration of Sale Deeds in favour of the intending Purchasers for the Developer's allocation.
31. If the Developer fails to complete the construction of the G+III storied building within the specified 18+6 months, the Developer will be liable to pay the extended monthly rent at his own responsibilities.
32. The Developer will be liable to provide separate electric meters in the name of three Landowners in his own responsibility and costs before and/or at the time of delivery of physical possession of the Landowners' allocation in the new building.
33. This agreement shall be strictly termed and construed as "Joint Venture Development Agreement" and not a partnership one.
34. No assignment clause is existing between the parties herein by virtue of this agreement. That nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right title or interest in respect of the said premises in favour of the BUILDER/CONTRACTOR to do or refrain from doing the acts and things in terms hereof and to deal with the BUILDER'S/CONTRACTOR'S ALLOCATION as the BUILDER/CONTRACTOR shall think fit and proper for the beneficial of his FIRM and also for these project.
35. The details of allocation of flats and car parking spaces shall be written specifically in a separate Supplementary Agreement to be signed and executed and notarized on the same date with the execution and registration of this Development Agreement.

36. If any dispute and difference arises between the Landowners herein and the Developer herein, then the parties will be able to sort legal proceedings before proper court of law lying within its jurisdiction.

SCHEDULE 'A'

(The said Property)

ALL THAT piece and parcel of Bastu land hereditaments and premises measuring 04 (Four) Cottahs 09 (Nine) Chittacks and 07 (Seven) Square Feet, be the same a little more or less with a three storied dwelling house measuring **1800** Square feet standing thereon (each floor measuring 600 Sq.ft.) at K.M.C. Premises No. 4/35, Chanditala Lane, Police Station - Regent Park, Kolkata - 700 040 under Mouza - Chandpur, J.L. No. 41, R.S. No. 40, Khatian No. 581, C.S. Dag No. 1708, Post Office and Police Station - Regent Park, in the District of South 24 Parganas, now within the Municipal Limits of the Kolkata

Municipal Corporation, Ward No. 097. Borough - X and the said property is butted and bounded in the following manner :-

- ON THE NORTH** : By Premises No. 12/1N, Chanditala Lane;
- ON THE SOUTH** : By Premises No. 4/46 & 4/24, Chanditala Lane;
- ON THE EAST** : By Premises No. 4/8 & 11A, Chanditala Lane;
- ON THE WEST** : 17'-0" wide Chanditala Lane.

SCHEDULE 'B'

(Owners Allocation)

ALL THAT 50% constructed area out of the total constructed area in the new proposed G+III storied building to be constructed upon the Schedule 'A' property out of which the **Landowners** herein will be allotted a Flat in the Front side (**South-West**) of the **Second Floor**, and Front side (**North-West**) of the **Third Floor** and one car parking space in the **North-Western** side of the **Ground Floor** (out of two

consecutive car parking spaces in the same side) and a Flat on the back side (**North-East Side**) of the **Ground Floor**, a Flat on the Front side (**Western side**) of the **First Floor**, a Flat on the back side (**North-East Side**) of the **Third Floor** and 3 (Three) consecutive Car Parking Spaces on the **Ground Floor** in the **South-Western side** in the said newly proposed building with an undivided impartible proportionate share and interest in the land underneath the said building alongwith an undivided proportionate share and interest over the common areas in the said building to be constructed on the Schedule 'A' Property.

SCHEDULE 'C'

(Developer's Allocation)

Except the Owners' allocation as mentioned in the Schedule "B" above, the rest covered saleable areas/spaces of the said building alongwith an undivided proportionate share and interest over the common areas in the said building to be constructed on the **Schedule 'A'** Property of the proposed G+III storied building shall be the allocation of the Developer i.e. 50% of total constructed area of the building **First Floor** on the **Eastern Side** except Landowner Flat, 1 (one) flat on the **North-**

West Side of the **Second Floor** and another 1 (one) flat in the **North-Eastern side** and 3rd (third) flat on the **South-Eastern Side** on the said **Second Floor** except Landowner flat, 1 (one) flat on the **South-Western Side** of the **Third Floor** except Landowner Flat and 2 (Two) Consecutive Car Parking Spaces on the middle portion (**Western Side-Front Side**) and 1 (One) **North-Western side** (out of two consecutive car parking spaces in the same side) on the **Ground Floor** and 1 (one) Flat on the back side (**South-Eastern Side**) of the **Ground Floor** beside Landowner flat with an undivided proportionate share and interest over the common areas in the said building to be constructed on the **Schedule 'A'** property.

SCHEDULE 'D'

(Common Areas & Facilities)

1. Corporation back open space in the building.
2. Stair, Staircase, stair landings on all the floors and stair room.
3. Common passage.
4. Drainage System.
5. Ultimate Roof of the said Building and roof parapet.

6. Water pump, motor underground water reservoir, overhead water reservoir in the roof top, water pipes, sanitary installation, all rain water pipes, septic tank and other common plumbing installations including water meters, if any.
7. The space and/or areas occupied by common electric meter.
8. Sewerage system with fittings.
9. Pump room under the Stair case.
10. Boundary wall and gate.
11. The foundation, columns, girders, beams, supporting main walls, the main gate of the premises and the passage leading to the building and the staircase.
12. The installation for common service such as the drainage system in the premises, water supply in the premises, water supply arrangement in the premises, electric connection cable connection and telephone connection to the premises.
13. Lift, lift machine room, lift hole, lift shaft, lift lobby.

SCHEDULE 'E'
(Common Expenses)

1. The expenses for maintaining, repairing, reconstructing and renewing the main structure and in particular thereof the drainage system, main water discharge arrangement and the arrangement for supply of water, electricity and all common areas and services contained in the **SCHEDULE 'C'**.
2. The cost of cleaning and lighting the entrance of the building and the passage and spaces around the building lobby, corridors, staircase etc.
3. Cost of repairing, painting and decorating the exterior of the premises.
4. All Municipal Taxes and rates (both Owners' share and Occupier's share) and all outgoings charges, surcharges and impositions now in force or which may hereafter be imposed on the said premises including interest or penalty accrued thereon.
5. The cost of working and maintenance and repairing and replacing antenna, water pump, water reservoir and other service charges.

6. All expenses of common services and in connection with common areas and facilities.
7. Such expenses as are necessary for or incidental to the said maintenance and up kcep of the premises and of the common areas facilities and amenities.

SCHEDULE 'F'

(SPECIFICATION)

1. Foundation : The foundations shall be reinforced cement concrete as per Kolkata Municipal Corporation design.
2. Super-Structure : The super structure of the building shall have reinforced cement concrete framed structure with reinforced cement concrete column, beams and slabs, (Mixture Grade : M20) (Steel : ISI Mark) (Cement : Lafarge/ Ambuja/ Ultratech/ ACC).
3. Walls : Walls of the building shall be 200 mm thick Brick walls on the external face and 75 mm & 125 mm thick Bricks partition walls with cement sand mortar and inside wall with parish finish.

4. Finishers : All internal surfaces to be plastered with Cement sand mortar and finished with plaster of Paris. All external walls to be plastered with sand, cement and mortar.
5. Flooring : Flooring inside the allocated flats of the owners shall be of vitrified tiles and flooring in other places, staircase and lobbies shall be of vitrified tiles or Marble.
6. Doors : All door frame shall be of seasoned and treated hardwood shutters will be made of hot pressed factory made solid core phenol bounded flush doors, stainless/brass steel hinges, tower bolts and doors stoppers and Godrej Lock for main doors.
7. Windows : All windows shall be of aluminum openable with 4 mm glazing and integrated steel grills save and except, where it affects the elevation.
8. Toilet : All toilets to have concealed plumbing for hot and cold water fittings fixtures which includes one European WC and one wash-basin both in white of reputed make, CP fittings will include three concealed stop-cock, two bib cock, one Mixer, one shower, ceramic tile dado on walls upto 6 feet height will be provided . Internal and External pipe will be of Supreme/

Astral make. All commode and Basin will be of white Parryware or Hindware make.

9. Kitchen : R.C.C. preparation platform with Black Stone/Granite finish and fittings, stainless steel sink to be provided. Two CP Bib cocks to be fitted together with concealed plumbing, kitchen shall ceramic tile dado of 3' above the counters, kitchen, flooring shall be of vitrified tiles.
10. Electrical installations : Concealed copper wiring with ISI-mark wires (Finolex) upto points, switch, boards, switches, distribution boards and M.C.B. (Havels) but excluding fans and lights and fittings. ~~Separate~~ Separate meters for each flat to be provided, miniature circuit breakers of reputed make. (Payment for security deposit of separate meters are to be borne by the flat owners).

Bed Rooms : two light points, one fan point, one .5 amp socket (plug point), one night lamp point.

Kitchen : one light point, one exhaust fan point, one .5 amp socket, one 15 amp socket.

Toilet : one light point, one fan point, one 15 amp. Socket(Geyser point).

Living / Dining : two light points, one fan point, one T.V. point, one cable point, two 5 amp socket.

11. Water Arrangements : Underground reservoir for KMC water, one pump, overhead water tank All interconnecting plumbing, valves and delivery pipe lines to be installed.
12. Electric Meter : Proportionate cost of Procurement of 440 volt main service line and full cost for Procurement of electric meter for individual flats from CESC shall be on account and cost of the flat Owners.
13. Roof/Terrace : Protection measures.

It is to be noted that if any extra work is done out of the said specification by the Developer for such extra work, the Landowner and the Purchaser/s shall pay the necessary cost to the Developer for such extra work.

IN WITNESS WHEREOF the **PARTIES** hereto have put their hands on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in presence of:

WITNESSES :

1. Subrata Ray
F-307, Rajabag, Indus Park,
Kolkata 700071

Subrata Ray

Subrata Ray

SIGNATURE OF THE LANDOWNERS

2. Sampa Choudhury,
Advocate,
Alipore Judges'
Court,
Kolkata - 700027.

DELTA & CO.

Subrata Samanta
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by me as per

instructions of the Parties:

Sampa Choudhury

SAMPA CHOUDHURY

Advocate,
Alipore Judges' Court,
Bar Library, Room No.1,
18, Judges' Court Road
Kolkata - 700 027
Enrolment No. F/407/06/99
Mobile No. - 9830603360

Computer Print by :

Mahadev Pramanik
Mahadev Pramanik,
Alipore Judges' Court,
Kolkata - 700027.






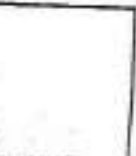





Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name.....SIDDHARTHA ROY.....

Signature.....Siddhartha Roy.....












Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name.....SUBRATA ROY.....

Signature.....Shubrata Roy.....

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name.....SOUMITRA ROY.....

Signature.....Soumitra Roy.....

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name.....SUBRATA SAMAJPATI.....

Signature.....Subrata Samajpati.....



GOVT. OF WEST BENGAL
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220005372531
GRN Date: 20/04/2021 13:57:29
BRN: IK0BCDWN15
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 20/04/2021 13:04:42
Payment Ref. No: 3000805298/8/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SUBRATA SAMAJPATI
Address: CHANDITALA LANE REGENT PARK 700040
Mobile: 9830603360
Depositor Status: Buyer/Claimants
Query No: 3000805298
Applicant's Name: Mr Sampa Choudhury
Identification No: 3000805298/8/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 8

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3000805298/8/2021	Property Registration- Stamp duty	0030-02-103-003-02	10020
2	3000805298/8/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	10041

IN WORDS: TEN THOUSAND FORTY ONE ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SIDDHARTHA ROY
SANTOSH ROY

22/02/1954

Account Number
AQSPR3771R

Siddhartha Roy
Signature



इस कार्ड के बारे में, यदि आप कृपया सुनिश्चित करें/सोचें:
आयकर वेब सेवा डेस्क, एन एन सी एन
पारली रोड, पारली रोड, कानडा टिपल कॉम्प्लेक्स, एन सी रोड
कोलार परिसर, मुंबई-400 013.

If this card is lost/damaged, please inform to
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 011-2499 1521, Fax: 011-2495 0664
email: claim@nsdl.com

Siddhartha Roy
Siddhartha Roy

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFNPR4344E



नाम / NAME
SOUMITRA ROY

पिता का नाम / FATHER'S NAME
SANTOSH KUMAR ROY

जन्म तिथि / DATE OF BIRTH
25-08-1955

हस्ताक्षर / SIGNATURE

Soumitra Roy

Shahin

आयकर अधिकारी (आय- २०१), कोलकाता
COMMISSIONER OF INCOME TAX (C.O.), KOLKATA

Soumitra Roy,
Soumitra Roy,

इस चाल के साथ / With this card, कृपया जारी करने वाले अधिकारी को मुद्रित / कलम कर दी संयुक्त आधार आयुक्त (पदाति एवं तलवारियां),
कै-७,
चौरी की सड़क पर,

कलकत्ता - ७०० ०००.

In case this card is lost/lost, kindly inform/return to the issuing authority :
Joint Commissioner of Income Tax (Systems & Technology),
P-7,
Chowringhee Square,
Calcutta- 700 000.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACSPR0895G



नाम / NAME
SUBRATA RAY

पिता का नाम / FATHER'S NAME
SANTOSH KUMAR RAY

जन्म तिथि / DATE OF BIRTH
05-03-1961

हस्ताक्षर / SIGNATURE

Subrata Ray

K. Das

सहायक आयुक्त, प. 7, XI

COMMISSIONER OF INCOME TAX, W.B. XI

Subrata Ray

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दे सहायक आयुक्त आयुक्त,

प. 7,

चौरंगी चौक,

कलकत्ता - 700 069

In case this card is lost/found, kindly inform/return to the issuing authority :

Assistant Commissioner of Income-tax,

P. 7,

Chowringhee Square,

Calcutta- 700 069.

Subrata Ray

PERMANENT ACCOUNT NUMBER
AJOPS2997P



NAME
SUBRATA SAMAJPATI

NAME OF FATHER'S NAME
SISIR RANJAN SAMAJPATI

DATE OF BIRTH
13-04-1974

SIGNATURE
Subrata Samajpati

Shahin

SECRETARY (REG. NO.),
COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

Subrata Samajpati

Subrata Samajpati



সংসদে নিযুক্ত
সরকার



নাম

Siddhartha Roy

জন্ম তারিখ/ DOB: 22/02/1954

পুরুষ / MALE



6098 5658 6517

আমার আধার, আমার পরিচয়



সংসদে নিযুক্ত
সরকার

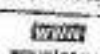
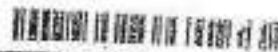
ঠিকানা:

স/ও: শ্রী. সন্তোষ কুমার রায়,
4/35A, চান্দিতালা লে.
নিমাই, জমদাড়া, বিজেট পার্ক,
কলকাতা,
পশ্চিম বঙ্গ - 700040

Address

S/O: Lt. Santosh Kumar Roy,
4/35A, CHANDITALA L.
NEAR BHARAT MATH
KOLKATA, Reserve Force
Kolkata,
West Bengal 700040

6098 5658 6517



Siddhartha Roy
Siddhartha Roy



भारत सरकार
GOVERNMENT OF INDIA

Soumitra Roy
Year of Birth: 1958
Male



9513 8278 0145

आधार - आम आदमी का अधिकार

Soumitra Roy
Soumitra Roy



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O Late Santosh Kumar Roy, 4/35 A,
Chandisala Lane, Near Tollygunge NT 1
Studio, Chandisala, P. S. Regent Park,
Regent Park S.O., Regent Park, Kolkata,
West Bengal, 700040

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help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Dangshu-500 001



ভারত সরকার
Government of India



সুব্রত রায়
Subrata Roy
পিতা : সন্তোষ কুমার রায়
Father: SANTOSH KUMAR ROY
জন্মতারিখ / DOB : 05/03/1961
লিঙ্গ / Male



9528 1785 0504

আধার - সাধারণ মানুষের অধিকার

Subrata Roy



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
4/35A, চন্দিতলা লেন, রিজেন্ট
পার্ক, রিজেন্ট পার্ক, কোলকাতা,
রিজেন্ট পার্ক, পশ্চিম বঙ্গ,
700040

Address:
4/35A CHANDITALA LANE,
REGENT PARK, Regent Park,
Kolkata, Regent Park, West
Bengal, 700040

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1947
1800 300 1947

help@uidai.gov.in

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Subrata Roy



ভারত সরকার
Government of India

সুবরত সামজপতি
SUBRATA SAMAJPATI
পিতা : শিশির রঞ্জন সামজপতি
Father : SISHIR RANJAN SAMAJPATI
সমসংক্রান্ত / DOB : 13/04/1974
লিঙ্গ / Male



7012 3444 4021

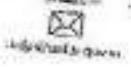
সাধারণ মানুষের অধিকার

Subrata Samajpati

ভারতীয় পরিচয় পরিষদ
Unique Identification Authority of India
Address
47 CHANDITALA LANE,
REGENT PARK, Regent Park,
Kolkata, Regent Park, West
Bengal, 700040

পিকআপ
৪৭ চান্ডিতালা লেন, রেজেন্ট
পার্ক, কলকাতা পশ্চিম, কলকাতা,
৭০০০৪০

7012 3444 4021



Subrata Samajpati



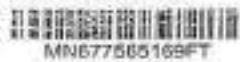
ভারত সরকার
Unique Identification Authority of India
Government of India

ভারত সরকারের আইডি / Enrollment No.: 1040/21184/01105

To
শম্পা চৌধুরী
Sampa Choudhury
26 B/2 A CHANDITALA LANE
REGENT PARK
Regent Park
Regent Park
Circus Avenue Kolkata
West Bengal 700040

101112013

07738516



MN677565169FT



আপনার আইডি সংখ্যা / Your Aadhaar No. :

6393 3863 1864

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শম্পা চৌধুরী
Sampa Choudhury
পিতা : অমিন্দা কুমার সেনগুপ্ত
Father : Anindya Kumar Sengupta
মহিলা / Female

6393 3863 1864



আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মাল্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রমাণ
Unique Identification Authority of India

ঠিকানা:
১৬ বি/১১, চান্দিতালা লেন,
রিজেন্ট পার্ক, কলকাতা,
কেন্দ্রীয় সরকার, কলকাতা, পশ্চিম
বঙ্গ, ৭০০০৪০

Address:
26 B/2 A, CHANDITALA LANE
REGENT PARK, Regent Park,
Kolkata, Regent Park, West
Bengal, 700040

6393 3863 1864



1947
1800 303 1947



nao@uidai.gov.in



www.uidai.gov.in

Sampa Choudhury

Major Information of the Deed

Deed No :	I-1605-01257/2021	Date of Registration	20/04/2021
Query No / Year	1605-3000805298/2021	Office where deed is registered	
Query Date	19/04/2021 1:17:18 PM		1605-3000805298/2021
Applicant Name, Address & Other Details	Sampa Choudhury Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9002582814, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 77,51,112/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,030/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






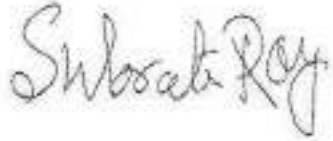


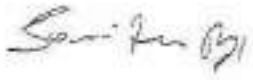
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chandilala Lane, Premises No: 4/35, Ward No: 097 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 9 Chatak 7 Sq Ft	1/-	64,01,112/-	Property is on Road
Grand Total :				7.5442Dec	1/-	64,01,112/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	1/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1800 sq ft	1/-	13,50,000 /-	



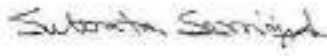


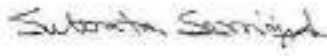


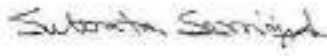
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Siddhartha Roy Son of Late Santosh Roy Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	20/04/2021	LTI 20/04/2021	20/04/2021	
4/35a, Chanditala Lane, P.O:- Regent Park, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AQxxxxxx1R, Aadhaar No: 60xxxxxxxx6517, Status :Individual, Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office				
2	Name Mr Subrata Roy, (Alias: Mr Subrata Ray) (Presentant) Son of Late Santosh Roy Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	20/04/2021	LTI 20/04/2021	20/04/2021	
4/35a, Chanditala Lane, P.O:- Regent Park, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx5G, Aadhaar No: 95xxxxxxxx0504, Status :Individual, Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office				
3	Name Mr Soumitra Roy Son of Late Santosh Roy Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	20/04/2021	LTI 20/04/2021	20/04/2021	
4/35a, Chanditala Lane, P.O:- Regent Park, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx4E, Aadhaar No: 95xxxxxxxx0145, Status :Individual, Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office				




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Delta And Co 4/7, Chanditala Lane, P.O:- Regent Park, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040 , PAN No.:: AJxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr Subrata Samajpati Son of Late Sisir Ranjan Samajpati Date of Execution - 20/04/2021, , Admitted by: Self, Date of Admission: 20/04/2021, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Apr 20 2021 3:45PM</td> <td>L1 20/04/2021</td> <td>20/04/2021</td> </tr> </tbody> </table> <p>4/7, Chanditala Lane, P.O:- Regent Park, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx7P, Aadhaar No: 70xxxxxxxx4012 Status : Representative, Representative of : Delta And Co (as PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	Mr Subrata Samajpati Son of Late Sisir Ranjan Samajpati Date of Execution - 20/04/2021, , Admitted by: Self, Date of Admission: 20/04/2021, Place of Admission of Execution: Office					Apr 20 2021 3:45PM	L1 20/04/2021	20/04/2021
Name	Photo	Finger Print	Signature										
Mr Subrata Samajpati Son of Late Sisir Ranjan Samajpati Date of Execution - 20/04/2021, , Admitted by: Self, Date of Admission: 20/04/2021, Place of Admission of Execution: Office													
	Apr 20 2021 3:45PM	L1 20/04/2021	20/04/2021										

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Sampa Choudhury Wife of Mr Sanjay Choudhury Allpore Judges Court, P.O:- Allpore, P.S:- Allpore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
	20/04/2021	20/04/2021	20/04/2021

Identifier Of Mr Siddhartha Roy, Mr Subrata Roy, Mr Soumitra Roy, Mr Subrata Samajpati

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Siddhartha Roy	Delta And Co-2.51472 Dec
2	Mr Subrata Roy	Delta And Co-2.51472 Dec
3	Mr Soumitra Roy	Delta And Co-2.51472 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Siddhartha Roy	Delta And Co-600.00000000 Sq Ft
2	Mr Subrata Roy	Delta And Co-600.00000000 Sq Ft
3	Mr Soumitra Roy	Delta And Co-600.00000000 Sq Ft

On 20-04-2021

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 46 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:40 hrs on 20-04-2021, at the Office of the A.D.S.R. ALIPORE by Mr Subrata Roy Alias Mr Subrata Ray, one of the Executants.

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 77,51,112/-

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

Execution is admitted on 20/04/2021 by 1. Mr Siddhartha Roy, Son of Late Santosh Roy, 4/35a, Chanditala Lane, P.O: Regent Park, Thana: Regent Park, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others, 2. Mr Subrata Roy, Alias Mr Subrata Ray, Son of Late Santosh Roy, 4/35a, Chanditala Lane, P.O: Regent Park, Thana: Regent Park, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service, 3. Mr Soumitra Roy, Son of Late Santosh Roy, 4/35a, Chanditala Lane, P.O: Regent Park, Thana: Regent Park, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business

Identified by Smt Sampa Choudhury, . . Wife of Mr Sanjay Choudhury, Alipore Judges Court, P.O: Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-04-2021 by Mr Subrata Samajpati, PROPRIETOR, Delta And Co (Sole Proprietorship), 4/7, Chanditala Lane, P.D:- Regent Park, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040

Identified by Smt Sampa Choudhury, . . Wife of Mr Sanjay Choudhury, Alipore Judges Court, P.O: Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/04/2021 1:58PM with Govt. Ref. No: 192021220005372531 on 20-04-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BCDWN15 on 20-04-2021, Head of Account 0030-03-104-001-16

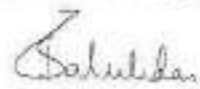
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 10,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1040, Amount: Rs.10/-, Date of Purchase: 18/12/2020, Vendor name: KOUSIK K DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/04/2021 1:58PM with Govt. Ref. No: 192021220005372531 on 20-04-2021, Amount Rs: 10,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BCDWN15 on 20-04-2021, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal





Digitally signed by SUKANYA

TALUKDAR

Date: 2021.04.27 14:27:35 +05:30

Reason: Digital Signing of Deed.

Sukanya

(Sukanya Talukdar) 2021/04/27 02:27:35 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)