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2023  
 Certificate for use of stamp is submitted to  
 Registrar. The stamp is valid and the  
 entry in the register and with the  
 documents are in accordance with the  
**DEVELOPMENT AGREEMENT**

District Sub-Registrar  
 Registrar (S 7 (2) of  
 Registration 1908  
 Alipore, South 24 Parganas  
 28/01/2023

THIS DEVELOPMENT AGREEMENT made this 30<sup>th</sup> day of January 2023

BETWEEN SMT. PALI RAY (PAN- AFBPR4881A) (AADHAAR No. 9198 2998 5404.)  
 (Mob. No. 8981529047.) wife of Sit Subrata Ray , by faith Hindu, by occupation  
 selfemployed, by nationality Indian , residing at 2/154, Vidyasagar Colony, P.O. Naktala,  
 P.S. Netaji Nagar, Kolkata-700047 District South 24 Parganas, hereinafter called and  
 referred to as the 'OWNER' (which term or expression shall unless excluded by or  
 repugnant to the context be deemed to mean and include her legal heirs, executors,  
 administrators , representatives and assigns ) of the ONE PART.

SL NO 35911 .....DT. 17/01/2023

NAME Samir Dey (Adv)

ADDRESS Alipore Judges Court

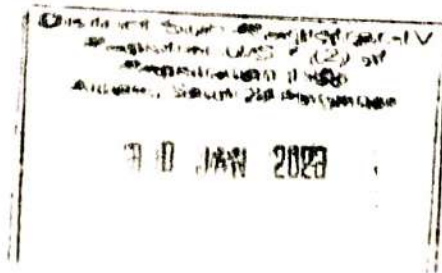
Kol-700027

Rs. 20/-



TELETYPE UNIT PUNDEENAGARMA  
ESTAMP VENDOR  
ALIPORE SOURCE CLUB  
KOLKATA 700027

Deepten Bhawmick.  
S/o Ratan Bhawmick.  
12/26 Padma Pukur Road.  
Kol- 92,  
P.O. Regent Estate.  
P.S. NETAJI NAGAR.  
SERVIC





A N D

**M/S. GOLDEN KEY CONSTRUCTION** (PAN- AAVFG9569R ), a partnership firm, having its office at 4/61, Vidyasagar Colony , P.S.- Previously Jadavpur, now Netaji Nagar , Kolkata- 700 047 , represented by its partners namely 1. **SRI PARTHA SENGUPTA** ( PAN- BQHPS0162F ) (AADHAAR No. 5475 1614 6091.) (Mob. No. 8240767391) son of Sri Subrata Sengupta, by faith Hindu, by occupation business, by nationality Indian, residing at 4/117, Vidyasagar Colony, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700047 and 2. **SRI SURAJIT SAHA** ( PAN- BLIPS6493R ) (AADHAAR No. 3025 0717 2582.) (Mob. No. 9830576304) son of Sri Bishnupada Saha, by faith Hindu, by occupation business, by nationality Indian, residing at 3/72, Vidyasagar Colony, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700047 , hereinafter called and referred to as the '**DEVELOPER**' ( which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators , representatives and assigns) of the **OTHER PART**.

**WHEREAS** Smt. Promodini Podder wife of Late Hiralal Podder was the rightful absolute owner of all that piece and parcel of land measuring about 2 cottahs 14 chittacks 35 sq. ft. more or less , together with a one storied residential building, measuring about 388 sq.ft. more or less standing thereon, lying and situated at District South 24 Parganas , A.D.S.R.O. Alipore , P.S.- previously Jadavpur now Netaji Nagar , Mouza- Raipur , J.L. No. 33 , E.P.No. 220A, S.P. No. 479/1, C.S. Plot No. 1132 (P) within the limits of Kolkata Municipal Corporation, Ward No. 100, mailing address 4/21, Vidyasagar Colony, Kolkata-700047 which is more fully described in the Schedule 'A' hereunder written and hereinafter

referred to as the 'said property' by way of registered Deed of Gift . The Deed of Gift was made on 21/4/1992 between the Governor of the State of West Bengal as Donor of the One Part and Smt. Promodini Podder wife of Late Hiralal Podder , residing at Vidyasagar Colony, Calcutta - 700047 as Donee of the Other Part which was registered at the office of Addl. District Registrar ,Alipore, South 24 Parganas, recorded in Book No. 1, Volume No. 7, Pages 169 to 172, Being No. 568 for the year 1992.

**AND WHEREAS** after becoming the owner of the aforesaid property Smt. Promodini Podder recorded her name with the Calcutta Municipal Corporation on payment of taxes and the said property has been duly assessed and numbered as premises No. 69/1/4/26, Raja Subodh Chandra Mullick Road, Kolkata-700047, mailing address 4/21, Vidyasagar Colony, Kolkata-700047 which is more fully described in the Schedule 'A' hereunder written and Smt. Promodini Podder had been occupying and enjoying the same free from all encumbrances on payment of taxes.

**AND WHEREAS** for the necessity of funds on 20/6/2002 Smt. Promodini Podder sold , conveyed and transferred 'said property' being all that piece and parcel of land measuring about 2 cottahs 14 chittacks 35 sq. ft. more or less , together with a one storied residential building, the floor is finished with neat cement, measuring about 388 sq.ft. more or less standing thereon, lying and situated at District South 24 Parganas , A.D.S.R.O. Alipore , P.S.- previously Jadavpur now Netaji Nagar , Mouza- Raipur , J.L. No. 33 , E.P.No. 220A, S.P. No. 479/1, C.S. Plot No. 1132 (P) within the limits of Kolkata Municipal Corporation, Ward No. 100, being premises No. 69/1/4/26, Raja Subodh Chandra Mullick

Road, Kolkata-700047, mailing address 4/21, Vidyasagar Colony, Kolkata-700047 which is more fully described in the Schedule 'A' hereunder written to Smt. Paly Ray by registered Deed of Sale. Deed of Sale was made between Smt. Pali Ray wife of Sri Subrata Ray, by faith Hindu, by occupation housewife, residing at 2/154, Vidyasagar Colony, P.S. Jadavpur, Kolkata-700047, District South 24 Parganas as KOBALA GRAHITA (PURCHASER) and Smt. Promodini Podder wife of Late Hiralal Podder by faith Hindu, by occupation housewife, residing at 4/21, Vidyasagar Colony, P.S. Jadavpur, Kolkata-700047, District South 24 Parganas as KOBALA DATRI (VENDOR) which was registered at the office of Addl. District Sub Registrar, Alipore, South 24 Parganas, recorded in Book No. I, Volume No. 138, Pages 283 to 296, Being No. 4171 for the year 2002.

**AND WHEREAS** after becoming the owner of the aforesaid property, Smt. Paly Ray recorded her name with the Kolkata Municipal Corporation on payment of taxes and has been occupying and enjoying the same free from all encumbrances.

**AND WHEREAS** in the Deed of Sale Being No. 4171 for the year 2002, the Deed Number of Smt. Promodini Podder has been wrongly written as 569 instead of 568, so, Smt. Paly Ray, the Owner herein on 20/10/2022 by a registered Deed of Declaration made necessary rectification of the same which was registered at the office of Addl. District Sub Registrar, Alipore, South 24 Parganas, recorded in Book No. IV, Volume No. 1605-2022, Pages 3752 to 3760, Being No. 160500241 for the year 2022.

**AND WHEREAS** Smt. Paly Ray, the Owner herein has decided to develop the aforesaid property being premises No. 69/1/4/26, Raja Subodh Chandra Mullick Road,



Kolkata-700047, mailing address 4/21, Vidyasagar Colony, Kolkata-700047, which is more fully described in the Schedule 'A' hereunder written by constructing a G + 3 storied building thereon .

AND WHEREAS Smt. Paly Ray, the Owner herein is not equipped with funds and manpower to implement the said Scheme of development on the said property being premises No. 69/1/4/26, Raja Subodh Chandra Mullick Road, Kolkata-700047, mailing address 4/21, Vidyasagar Colony, Kolkata-700047 which is more fully described in the schedule "A" hereunder written , so, she has decided to appoint a Developer who will be in a position to develop the said property more-fully described in the schedule " A" hereunder written by constructing a G + 3 storied building thereon with his/ their men, materials and resources.

AND WHEREAS the developer herein is a well-established and reputed building contractor having practical knowledge and experience of construction of multi-storied building, and sound financial position to build multi-storied building having self-sufficient and/or self-contained residential flats/apartments.

AND WHEREAS having come to know such intention of the Owner herein, M/S. GOLDEN KEY the Developer herein approached the Owner to engage its firm as the Developer for constructing a G + 3 storied residential building on the said property being premises No. 69/1/4/26, Raja Subodh Chandra Mullick Road, Kolkata-700047, mailing address 4/21, Vidyasagar Colony, Kolkata-700047 which is more fully described in the Schedule 'A' hereunder written at 50 : 50 ratio. The Owner will get 50 % of the ground

floor on the South East West Side of which 50% area will be a shop with shutter and the rest 50% area for car parking space, one 2bhk flat on the North East West Side, 50 % of the 1st floor, one 2bhk flat on the South East West Side, 50 % of the 2<sup>nd</sup> floor and one 2bhk flat on the North East West Side, 50 % of the 3<sup>rd</sup> floor of the building which will be called the Owner's share and/ or Owner's allocation. AND the Developer will 50 % of the ground floor on the North East West Side for car parking space, one 2bhk flat on the South East West Side, 50 % of the 1st floor, one 2bhk flat on the North East West Side, 50 % of the 2nd floor and one 2bhk flat on the South East West Side, 50 % of the 3rd floor of the building which will be called the Developer's share and/ or Developer's allocation and the Developer will be entitled to deal with the developer's share or Developer's allocation in the proposed building in any manner it likes. The Developer will also pay Rs. 9,00,000/- to the Owner as forfeited money. The Owner herein has accepted the proposal.

**NOW THIS AGREEMENT/ INDENTURE WITNESSETH as follows :-**

1. The Developer will construct a G + 3 storied residential building on the said property which is more fully described in the Schedule 'A' hereunder written as per sanctioned building plan duly sanctioned by Kolkata Municipal Corporation.

2. The Owner has agreed to appoint the party of the other part as Developer for execution of the work of development on the said property which is more fully described in the Schedule 'A' hereunder written with its men and materials and resources and the costs and expenses of all the related work in connection with the construction of the said proposed

building including the portion allocable to owner shall be borne by the Developer exclusively and the Owner shall not have any responsibility whatsoever in this respect.

3. **The Owner's Allocation:-** The Owner will get 50 % of the ground floor on the South East West Side of which 50% area will be a shop with shutter and the rest 50% area for car parking space, one 2bhk flat on the North East West Side, 50 % of the 1st floor, one 2bhk flat on the South East West Side, 50 % of the 2nd floor and one 2bhk flat on the North East West Side, 50 % of the 3rd floor of the building which will be called the Owner's share and/ or Owner's allocation .

4. **The Developer will also pay Rs. 9,00,000/- (Rupees Five Lakh) only as forfeited money to the Owner and the said amount will be paid in the following manner:-**

a) At the time of registration of the Development agreement and Power of Attorney, the Developer will pay Rs. 4,00,000/- (Rupees Four Lakh) only to the Owner.

b) At the time of 3<sup>rd</sup> floor slab , the Developer will pay Rs. 2,00,000/- (Rupees Two Lakh) only to the Owner.

c) At the time of inside and outside wall plaster , the Developer will pay Rs. 1,50,000/- (Rupees One Lakh fifty thousand) only to the Owner.

d) At the time of delivery of possession of owner's allocation , the Developer will pay Rs. 1,50,000/- (Rupees One Lakh fifty thousand) only to the Owner

5. **The Developer's Allocation:-** The Developer will get 50 % of the ground floor on the North East West Side for car parking space, one 2bhk flat on the South East West Side, 50 % of the 1st floor, one 2bhk flat on the North East West Side, 50 % of the 2nd



floor and one 2bhk flat on the South East West Side . 50 % of the 3rd floor of the building which will be called the Developer's share and/ or Developer's allocation and the Developer will be entitled to deal with the developer's share or Developer's allocation in the proposed building in any manner it likes.

6. That the Developer will construct a G + 3 storied building on the said property which is more fully described in the Schedule 'A' hereunder written as per sanctioned building plan duly sanctioned by Kolkata Municipal Corporation. The Developer will strictly follow the sanctioned building plan.

7. The Developer will construct a G + 3 storied residential building on the said property which is more fully described in the Schedule 'A' hereunder written as per sanctioned building plan and building specification more fully described in the Schedule 'B' hereunder written.

8. The Developer shall at its own cost and expenses complete the construction of the said proposed G + 3 storied residential building as per specification of material as contained in the Schedule "B" hereunder written within 24 months from the date of obtaining the sanctioned building plan and another 6 months may be required for obtaining " Completion Certificate" from Kolkata Municipal Corporation. The developer herein shall construct the building as per Corporation building rules .

9. The Owner herein will deliver up peaceful vacant possession of the said property to the Developer within 30 days from the date of execution and registration of Development Agreement and power of attorney in favour of the Developer herein.

10. It is clearly understood that the Owner will not be liable for any deviation from the sanctioned building plan or defective workmanship or the measuring ( regarding owners' allocation ) committed by the Developer. The Developer shall be solely responsible to the Kolkata Municipal Corporation and other authorities and/ or to the purchasers affected by such construction.

11. The Developer shall be entitled to enter into agreement with the intending purchaser or purchasers in respect of flats , car parking spaces and other saleable spaces of said building belonging to the developer's share or allocation and shall settle the terms with the prospective buyers of the flats , car parking spaces and other saleable spaces etc. and the Owner will join in the said agreement as confirming party agreeing to transfer the same flats, car parking spaces and other spaces together with proportionate share of land of the premises to the said purchaser/s .

12. The Owner will execute and register a Development Power of Attorney in favour of the Developer for performing all the works and other deeds and things for constructing the proposed building and selling Developer's share and /or allocation to the intending purchaser or purchasers and to facilitate the formalities of construction, as well as,

to raise funds by way of booking flats, car parking spaces and other saleable spaces, loan from financial institutions with respect to developer's allocation only without making any liability on the owners, to execute and register the requisite Deed of Conveyance in favour of the intending flats, car parking spaces and other saleable spaces purchaser/s in respect of the Developer's share and/or allocation. The Developer will bear all the cost and expenses for registration of the Development Power of Attorney.

13. The Developer on completion of construction of the building will first deliver up undisputed, undisturbed, peaceful and habitable possession of the Owner's allocation to the owner herein together with all rights to use and enjoy in common, the common areas and facilities of the said building and thereafter the Developer will deliver up possession of its allocation to the third parties.

14. Any expenses in relating to the premises in question by way of applying for and to obtain the permanent connection of Electricity and Meter (excluding any personal meter), Water, Drainage, Sewerage and/or other facilities charges, if any, required and any other statutory charges including Municipal taxes and other taxes and rents (if any) from the date of handing over the vacant possession of the said property by the Owner till the date of completion of the proposed building and handing over the allotted portion to the owner will be borne by the Developer.

15. That the legal heirs and successors of the owner will remain bound and shall abide by all the terms and conditions mentioned in this agreement in absence of the Owner during this stipulated period. Be it specifically mentioned herein that in the absence of the



present Owner during construction, the legal heirs of the deceased owner shall be bound to execute a fresh Supplementary Development Agreement and Development Power of Attorney under the same terms and conditions without demanding anything whatsoever.

16. That the owner will hand over all the original documents relating to the property to the developer at the time of execution of this agreement. After completion of the building and handing over peaceful possession of the owner's allocation to the Owner as well as the Developer's allocation in the building to the intending purchasers, all the original documents relating to the property will be given back to the owner by the Developer. And for this the developer may issue a acknowledge letter of the same.

17. The developer shall abide by all laws, bye laws, rules and regulations of the government, statutory bodies and/or Local bodies as the case may be and shall attend to and answer and assume responsibility for any deviation violation and/or breach of said laws, bye laws and regulations.

18. The Developer herein discussing with the owner shall give the name of the building to be constructed and the Developer shall be entitled to frame scheme for management, maintenance and administration of the building upon completion of construction thereof. The Owner hereby agrees to abide by all such rules or regulations of such Schemes, which shall in no way, be unjust or contrary to the interest of the Owner.

19. That the Developer will demolish the existing structure at the premises and will realize the money by selling all materials.

20. That the Developer will provide a shifting to the Owner for which the Developer has to pay Rs. 6000/- per month to the owner till delivery of possession of the Owner's allocation in the newly constructed building to the Owner. And under no circumstances the developer will stop the payment of shifting charges to the owner during the period of delivery of possession of the Owner's allocation in the newly constructed building to the Owner. And if the Developer could not complete the construction of the building within the stipulated period as mentioned in clause No. 8, in that case from the next month of the completion of stipulated period, Developer will have to pay Rs. 12000/- per month instead of Rs. 6000/- per month to the owner till delivery of possession of the Owner's allocation in the newly constructed building.

21. That the Developer shall be entitled to prepare a building plan through its architect at its own cost on behalf of the owner and put its signature as an constituted attorney on behalf of the owner. Before submitting the plan to Kolkata Municipal Corporation for sanction, the Developer will show the drawing to the owner. The Developer will provide a copy of the sanctioned plan to the owner.

22. Force measure reason which are govt. declared riot, war, natural calamity, etc. and non-availability of building materials shall also be the reason not to complete the

building within the stipulated period as mentioned before and for those reasons the time for completion of the building may be extended and for which no supplementary development agreement will be required.

23. That all disputes and differences between the parties shall be adjudicated by the arbitrator mutually appointed by the parties herein in accordance with the Arbitration and Conciliation Act, 1996 and in case of their disagreement, same shall be referred to an umpire to be appointed by the said arbitrators of both the parties or both the parties will have liberty to move before the competent court of law.

**THE SCHEDULE -A - ABOVE REFERRED TO :**

**( said property )**

ALL THAT piece and parcel of land measuring about 2 cottahs 14 chittacks 35 sq. ft. more or less , together with a one storied residential building, the floor is finished with neat cement, measuring about 388 sq.ft. more or less standing thereon, lying and situated at District South 24 Parganas ; A.D.S.R.O. Alipore , P.S.- previously Jadavpur now Netaji Nagar , Mouza- Raipur , J.L. No. 33 , E.P.No. 220A, S.P. No. 479/1, C.S. Plot No. 1132 (P) within the limits of Kolkata Municipal Corporation, Ward No. 100. being premises No. 69/1/4/26, Raja Subodh Chandra Mullick Road, Kolkata-700047, mailing address 4/21, Vidyasagar Colony, Kolkata-700047 which is butted and bounded as follows:-

On the North :- E.P.No. 219 and 187

On the South :- 20 ft. wide K.M.C. Road

On the East :- E.P.No. 220

On the West :- 7 ft. wide K.M.C. Road



**SCHEDULE " B " ABOVE REFERRED TO :**

**(The Schedule of detailed specification of the building )**

1. **G + 3 storied building.**
2. **Materials** - Bricks – 1 No. picket.  
Steel – Elegend.  
Cement – Ultratech/ Ambuja/PSC Lafarge.
3. **Garage Floor** - All garage floor and other area would be finished by floor tiled .
4. **Boundary** – Boundary wall on the North East side of the premises is very weak and it will be reconstructed and the rest portion will be reconstructed as per requirement.
5. **Elevation** – Front elevation will be displayed as per engineer's drawing plan.
6. **Foundation and structure** - The foundation and structure and R.C.C. frame will be maintained as per sanctioned plan
7. **WALLS**- Outside walls of the building will be 8" thick and the partition wall will be 5" thick and Putty . Putty will be used on all walls of the flats both the Owner and the Developer .
8. **Plaster** - Ratio of plastering cement and sand as per sanctioned plan .Adequate curing to be done at all R.C. C. and walls.
9. **Stair case** - As per engineering drawing stair will be 2/3 fold with grill railing and entrance gate will be 7 " height with collapsible gate

10. **Doors and Frame-**

**Frame-** Main door frame of the flat will be 4" X 3" X 6 ½" made by sal wood and the rest doors of the flat will be 4" X 3" X 6 ½" made by sal wood . Bath room doors will be made by Sal wood , size 3" X 3" X 6 ½"  
----- **for the Owner's allocation .**

Main door frame of the flat will be 4" X 3" X 6 ½" made by sal wood and the rest doors of the flat will be 4" X 3" X 7" made by sal wood . Bath room doors will be made by P.V.C , size 3" X 3" X 6 ½"  
----- **for the Developer's allocation .**

**Doors-** Main door and all doors made by flash door 1 ½" thickness . Main door and Verandah door will be covered with sunmica and other doors will be covered both side with primary colour coated , bath room door will be PVC door of good quality and printed door Main door will be provided with handle lock, one eye hole , aluminum T. Bolt, all doors will have 2 bolts and 'hawa thesh' and will be hanged by 4No. 4" kabza.

11. **Floor-** The floor will be finished with 2' x2' marble . There will be border of 4" width of black and green colour around the floor leaving 1 ft. distance from the wall .Skirting height will be 6"----- **for the Owner's allocation .**

The floor will be finished with 2' x2' marble . There will be border around the floor ----- **for the Developer's allocation**

12. **Windows and box almirah -** All windows will be of concrete box , size 5'x4' (as per K.M.C.) 3 parts Aluminium frame window , thickness of Aluminium 1.5 mm and smoke glass. Wall almirah will be provided as per engineer advice.

13. **Toilet and fittings** – Floor marble, glazed ceramic tiles 18" x12" and 7' height.  
Conceated pipe connection. Colour Anglo- Indian commode with

system, colour basin shower point, hot water point, one fan point, greaser point and line. One bathroom shower and one butterfly point. Loft as per K.M.C. plan window 2'x2 ½', sliding door. -----

----- **for the Owner's allocation**

Floor marble, glazed ceramic tiles 18''x12'' and 6 ½' height. Concealed pipe connection. Colour Anglo- Indian commode with system, shower point, hot water point, one fan point, greaser point and line. One bathroom shower. Loft as per K.M.C. plan window 2'x2 ½', sliding door. -----

----- **for the Developer's allocation**

14. **Dining place** – One colour basin with stand, hot water line from greaser to basin. top of basin 2'x3' tiles and one light point

15. **Kitchen and fixture** – Marble floor, cooking table 'L' or 'U' type cooking table, granite table top. All self with black stone. Door height glazed tiles over the top of cooking table. Steel sink 24'' x18'' size, sink tap, Bottom tap, water filter tap, outlet pipe for kitchen water drain.--

----- **for the Owner's allocation**

Marble floor, cooking table 'L' or 'U' type cooking table, black stone table top. All self with black stone. Door height glazed tiles over the top of cooking table. Steel sink 20'' x18'' size, sink tap, Bottom tap, water filter tap, outlet pipe for kitchen water drain.

----- **for the Developer's allocation**

16. **Roof** – Well roof pedestal, roof entrance gate 7' height, double grill door with fiber sheet for water protection.



17. **Water supply and pipe line-** One underground water reservoir and overhead water reservoir will be build as per K.M.C. drawing. Good quality pump switch with 1 horse power pump will be fitted. Over flow line ( Tulu pump is not be fitted) \* One separate delivery pipe shall be used from upper tank to 1<sup>st</sup> , 2<sup>nd</sup>, 3<sup>rd</sup> floor water delivery line with one stop value to be provided. Pipe will be 1" / 1 1/4" size. One water tap for shop.
18. **Grill and gate grill** – For window grill and garage grill will be discussed with party.
19. **Meter** – One common meter ( Developer responsibility) one meter in the name of the owner ( Paly Ray, present meter ) .
20. **Building colour-** Weather coat paint.
21. **Drainage** – Outside drainage ( cesspits) pipe to be used 6" or above, man- hole will be 18" / 20" diameter.
22. **Calling bell-** One bell switch out side the entrance door and one bell switch near the stair room gate.
23. **Pump switch** – 1 (one ) horse power pump ( motor and pump separate ) , Each floor having on / off switch or Automatic cencer to be fitted for the pump.

24. **Electrical-** All electrical line to be connected having copper wires of proper gauge of Havels / Finolex with earthing arrangements.

- a) Main line meter to DB Box : 4 mm red and black.
- b) Inside flat main line : 2.5 mm red and black.
- c) All points line : 1.5 mm blue.
- d) Earth line : 1 mm white.
- e) A.C. and others electrical : 2.5 mm red and black.

Appliances use in the flat.

Required AC point in all bed rooms and drawing room.

Board cover to be used 4mm (colour board) thickness, one extra earth required in the meter room. All switch board will have one fuse.

25. **Electrical points-**

- a) Each bed room – one / two switch board as per necessary, two light points, one night lamp, one fan, two 3 pin plug with switch, one AC Point, one fuse in switch board.
- b) ( Extra only pipe line and wall cutting and switch box fixing nothing else) One switch board each bed room having one light and fan two way switch, one 3 pin plug with switch and fuse. One wall fan plug and switch one TV and set top box point and fuse.
- c) Toilet - one light point , one greaser point, one exhaust fan point, one fan point, one emulsion heater point and fuse.
- d) Living and dining room – Two tube point , one light point (LED) , one night lamp point, two fan point hook position, one TV and set top box point , two 5 pin plug point, one fridge point and fuse, one light point top to drawing room basin.
- e) Kitchen - one exhaust fan point , one mixy point, one light point , one induction heater point, one water filter point and fuse.

- f) Cable line and inter net line- Passage for Cable and inter net line to enter inside flat.
26. Verandah- One fan hook, one light point , two 5 amp points and switch.
27. Meter room ply wood- Meter ply wood for fitting all meters and main switch to be used 3/4" green ply ( donot use 1/2" block board or local ply.

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hand and seals on the day month and year first above written .

SIGNED , SEALED & DELIVERED

In presence of :-

WITNESSES

1. Deepten B Ghosh  
12/20 Padma Pukuv  
Road, KOL-92,

2. Subrata Ray  
2/154 vidya asoka colony  
P.O - Nakshela,  
P.S - Helaji Nagar  
Kolkata - 700047.

Pali Ray  
SIG. OF THE OWNER

Golden Key Construction

Sumit Secha  
Partner

SIG. OF THE DEVELOPER.

Drafted and prepared by me

Samir Dey Adv

Samir Dey, Advocate, WB-942/1993  
Alipore Judges' Court.  
Kolkata -700027



RECEIVED of and from within mentioned Developer the within mentioned amount of Rs. 4,00,000 /- ( Rupees Four Lakh) only being the part of the forfeited amount as mentioned above as per memo mentioned below:-

MEMO OF CONSIDERATION

By Cheque being No. 315532 dt.  
drawn on State Bank of India,  
Raigarh Branch.

--- Rs. 4,00,000/-

Rs. 4,00,000 /-

( Rupees Four Lakh) only

Pali Ray  
SIG. OF THE OWNER

WITNESSES :-

1. Deepen Bhowmick.  
12/20 Padma Pukur  
Road, K-92,
2. Subrata Ray  
2/154 VidyaBazar  
Colony, P.S. Khetaji  
Nagar, Kolkata -  
700047.

Thumb

1st finger

middle finger

ring finger

small finger



left hand



right hand



Name Pali Ray

Signature Pali Ray

Thumb

1st finger

middle finger

ring finger

small finger



left hand



right hand



Name PARTHA SEN GUPTA

Signature Partha Sen Gupta

Thumb

1st finger

middle finger

ring finger

small finger



left hand



right hand



Name BURAJIT SAHA

Signature Burajit Saha





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



192022230264132441

GRN Details

GRN:	192022230264132441	Payment Mode:	Online Payment
GRN Date:	22/01/2023 11:18:42	Bank/Gateway:	State Bank of India
BRN :	IK0CBOZBP0	BRN Date:	22/01/2023 11:19:50
GRIPS Payment ID:	220120232026413243	Payment Init. Date:	22/01/2023 11:18:42
Payment Status:	Successful	Payment Ref. No:	2000108895/1/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	PARTHA SENGUPTA
Address:	4/117, VIDYASAGAR COLONY NAKTALA, West Bengal, 700047
Mobile:	9748666838
Contact No:	9836509674
Depositor Status:	Others
Query No:	2000108895
Applicant's Name:	Mr AVIJIT RAHA
Identification No:	2000108895/1/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	22/01/2023
Period To (dd/mm/yyyy):	22/01/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000108895/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	2000108895/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	9021
			<b>Total</b>	<b>19042</b>

IN WORDS: NINETEEN THOUSAND FORTY TWO ONLY.





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

5

Query No 7 Year	2000108895/2023	Office where deed will be registered
Query Date	13/01/2023 3:18:02 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	AVIJIT RAHA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836509674, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 9,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 92,60,774/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,021/- (Article:48(g))	Rs. 9,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 69/1/4/26, , Ward No: 100, Pin Code : 700047

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	2 Katna 14 Chatak 35 Sq Ft	1/-	89,98,874/-	Width of Approach Road: 20 Ft.,
Grand Total :				4.824Dec	1 /-	89,98,874 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	388 Sq Ft.	1/-	2,61,900/-	Structure Type: Structure
Gr. Floor, Area of floor : 388 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		388 sq ft	1 /-	2,61,900 /-	



Query No: 2000108895 of 2023, Printed On : Jan 13 2023 3:18PM, Generated from wbregistration.gov.in



**Land Lord Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Smt PALI RAY Wife of Shri SUBRATA RAY,2/154, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AFxxxxxx1A, Aadhaar No.: 91xxxxxxxx5404,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	GOLDEN KEY CONSTRUCTION ( Partnership Firm ) ,4/61, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 PAN No. AAxxxxxx9R, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Shri PARTHA SENGUPTA Son of Shri SUBRATA SENGUPTA4/117, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BQxxxxxx2F , Aadhaar No.: 54xxxxxxxx6091	GOLDEN KEY CONSTRUCTION (as PARTNER)
2	Shri SURAJIT SAHA Son of Shri BISHNUPADA SAHA3/72, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BLxxxxxx3R , Aadhaar No.: 30xxxxxxxx2582	GOLDEN KEY CONSTRUCTION (as PARTNER)

**Identifier Details :**

Name & address
Mr DEEPTEN BHOWMICK Son of Mr RATAN BHOWMICK 12/26, PADMA PUKUR ROAD, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Smt PALI RAY, Shri PARTHA SENGUPTA, Shri SURAJIT SAHA

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Smt PALI RAY	GOLDEN KEY CONSTRUCTION-4.82396 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Smt PALI RAY	GOLDEN KEY CONSTRUCTION-388 Sq Ft



**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 12-02-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 12-02-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) 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. -II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, 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







# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



220120232026413243

## GRIPS Payment Detail

GRIPS Payment ID:	220120232026413243	Payment Init. Date:	22/01/2023 11:18:42
Total Amount:	19042	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0CBOZBP0	BRN Date:	22/01/2023 11:19:50
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

## Depositor Details

Depositor's Name: PARTHA SENGUPTA  
Mobile: 9748666838

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230264132441	Directorate of Registration & Stamp Revenue	19042
<b>Total</b>			<b>19042</b>

IN WORDS: NINETEEN THOUSAND FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

### Major Information of the Deed

Deed No :	I-1604-00888/2023	Date of Registration	30/01/2023
Query No / Year	1604-2000108895/2023	Office where deed is registered	
Query Date	13/01/2023 3:18:02 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	AVIJIT RAHA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836509674, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 9,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 92,60,774/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,041/- (Article:48(g))	Rs. 9,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 69/1/4/26, , Ward No: 100 Pin Code : 700047




Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	2 Katha 14 Chatak 35 Sq Ft	1/-	89,98,874/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>				4.824Dec	1 /-	89,98,874 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	388 Sq Ft.	1/-	2,61,900/-	Structure Type: Structure
Gr. Floor, Area of floor : 388 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		388 sq ft	1 /-	2,61,900 /-	






**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt PALI RAY (Presentant )</b> Wife of Shri SUBRATA RAY Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office			
	30/01/2023	LTI 30/01/2023	30/01/2023	
2/154, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx1A, Aadhaar No: 91xxxxxxxxx5404, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office				



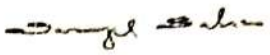
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>GOLDEN KEY CONSTRUCTION</b> 4/61, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AAxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri PARTHA SENGUPTA</b> Son of Shri SUBRATA SENGUPTA Date of Execution - 30/01/2023, , Admitted by: Self, Date of Admission: 30/01/2023, Place of Admission of Execution: Office			
	Jan 30 2023 12:32PM	LTI 30/01/2023	30/01/2023	
4/117, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BQxxxxxx2F, Aadhaar No: 54xxxxxxxxx6091 Status : Representative, Representative of : GOLDEN KEY CONSTRUCTION (as PARTNER)				



Name	Photo	Finger Print	Signature
<b>Shri SURAJIT SAHA</b> Son of Shri BISHNUPADA SAHA Date of Execution - 30/01/2023, , Admitted by: Self, Date of Admission: 30/01/2023, Place of Admission of Execution: Office			
	Jan 30 2023 12:32PM	LTI 30/01/2023	30/01/2023
3/72, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BLxxxxxx3R, Aadhaar No: 30xxxxxxxx2582 Status : Representative, Representative of : GOLDEN KEY CONSTRUCTION (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr DEEPTEN BHOWMICK</b> Son of Mr RATAN BHOWMICK 12/26, PADMA PUKUR ROAD, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092			
	30/01/2023	30/01/2023	30/01/2023
Identifier Of Smt PALI RAY, Shri PARTHA SENGUPTA, Shri SURAJIT SAHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt PALI RAY	GOLDEN KEY CONSTRUCTION-4.82396 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt PALI RAY	GOLDEN KEY CONSTRUCTION-388.00000000 Sq Ft



Endorsement For Deed Number : I - 160400888 / 2023

On 30-01-2023

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

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

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

Presented for registration at 11:23 hrs on 30-01-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Smt PALI RAY ,Executant.

**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 92,60,774/-

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

Execution is admitted on 30/01/2023 by Smt PALI RAY, Wife of Shri SUBRATA RAY, 2/154, VIDYASAGAR COLONY, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others

Indetified by Mr DEEPTEN BHOWMICK, , , Son of Mr RATAN BHOWMICK, 12/26, PADMA PUKUR ROAD, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Service

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

Execution is admitted on 30-01-2023 by Shri PARTHA SENGUPTA, PARTNER, GOLDEN KEY CONSTRUCTION (Partnership Firm), 4/61, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr DEEPTEN BHOWMICK, , , Son of Mr RATAN BHOWMICK, 12/26, PADMA PUKUR ROAD, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Service

Execution is admitted on 30-01-2023 by Shri SURAJIT SAHA, PARTNER, GOLDEN KEY CONSTRUCTION (Partnership Firm), 4/61, VIDYASAGAR COLONY, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr DEEPTEN BHOWMICK, , , Son of Mr RATAN BHOWMICK, 12/26, PADMA PUKUR ROAD, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 9,053.00/- ( B = Rs 9,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- .M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 9,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/01/2023 11:19AM with Govt. Ref. No: 192022230264132441 on 22-01-2023, Amount Rs: 9,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CBOZBP0 on 22-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty  
Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 20.00/-  
by online = Rs 10,021/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 38911, Amount: Rs.20.00/-, Date of Purchase: 17/01/2023, Vendor name:  
Tanmoy Kar Purkayastha  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/01/2023 11:19AM with Govt. Ref. No: 192022230264132441 on 22-01-2023, Amount Rs: 10,021/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CBOZBP0 on 22-01-2023, Head of Account 0030-02-103-003-  
02

(Handwritten Signature)

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

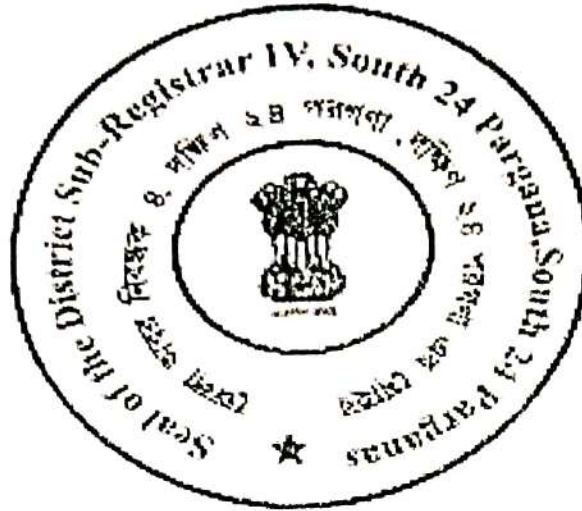


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 30693 to 30723

being No 160400888 for the year 2023.



Digitally signed by ANUPAM HALDER  
Date: 2023.02.01 11:18:52 +05:30  
Reason: Digital Signing of Deed.

*Anupam*

(Anupam Halder) 2023/02/01 11:18:52 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)