

07206/21

T 06950/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 107381

28/8/21  
 Q-2/1580490



District Sub-Registrar  
 South 24 Parganas  
 Alipore, South 24-parganas

**DEVELOPMENT AGREEMENT**

28 AUG 2021

DISTRICT SUB REGISTRAR-III  
 SOUTH 24 PGS ALIPORE  
 28 AUG 2021

**THIS DEVELOPMENT AGREEMENT** is made this the 28<sup>th</sup> day of August 2021 (Two Thousand and Twenty One)

**BETWEEN**

Apala Barin

25 AUG 2021

44822

No.....Rs. **500/-** Date.....

Name: *Apala Bala & Anothe*

Address: *5/20 Sahid Road*

Vendor: *Subhankar Das, P.S. Goofer Kol 31.*

Allpur Collectorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Allpur Police Court, Kol-27

44822 = 500/-

*Mousumi Birkas  
c/o Ajit Birkas  
8/68/1 Bijoygar Jodapur  
Central Road ko-32*

DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS. AUPURE  
25 AUG 2021

1) SMT. APALA BOSE @ SMT. APALA BASU, PAN: ASWPB9299E, Aadhaar No. 5385 3515 7991, daughter of Late Anil Kumar Bose, by Nationality : Indian, by faith : Hindu, by occupation : Home Maker, 2) SRI ASHOKE BASU PAN: AOJPB3841H, Aadhaar No. 95135023 3809 son of Late Anil Kumar Basu, by Nationality : Indian, by faith : Hindu, by occupation : Self employed, both are residing at 5/20, Sahid Nagar, Post Office : Dhakuria, Police Station : formerly Kasba now Garfa, Kolkata : 700031, District : 24-Parganas (South), hereinafter collectively referred to as the "OWNERS/PARTIES OF THE FIRST PART" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective legal heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

M/S. NEETA CONSTRUCTION, a Proprietorship Firm, having its Principle Place of business at 5/10, Sahid Nagar, Post Office : Dhakuria, Police Station : previously Kasba now Garfa, Kolkata : 700031, District : 24-Parganas (South), represented by its Sole Proprietor SMT. CHAITALI SARKAR, PAN : AZUPS7985F, Aadhaar No. 3653 7565 2019 wife of Sri Sujit Kumar Sarkar, by faith : Hindu, by occupation : Business, by Nationality : Indian, residing at 5/10, Sahid Nagar, Post Office : Dhakuria, Police Station : previously Kasba now Garfa, Kolkata : 700031, District: 24-Parganas(South) herein after referred to as the "DEVELOPER/PARTY OF THE SECOND PART" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives and assigns of the SECOND PART).

WHEREAS after the partition of India, large number of residents of former East Pakistan now Bangladesh crossed over and to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

::-3-::

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal.

AND WHEREAS a considerable number of such people was compelled by circumstances to use vacant lands in the urban areas for homestead purpose.

AND WHEREAS one Smt. Jyotsna Basu @ Smt. Jyotsna Bose, wife of Anil Kumar Basu was among such persons being Refugees displaced from East Pakistan now Bangladesh approached the Government of West Bengal for a plot of land for their rehabilitation.

AND WHEREAS said Smt. Jyotsna Basu @ Smt. Jyotsna Bose, wife of Anil Kumar Basu, who had come to use and occupy a piece and parcel of land measuring about 03 (three) cottahs 11 (eleven) chittaks be the same a little more or less comprised in District : 24-Parganas (South), Mouza : Dhakuria, J.L. No. 18, Sub registry Office at Alipore, now at Sealdha in E/P No.149, S.P. No. 413, in C.S Plot No.1548 & 1555, Police Station : Then Kasba now Garfa, Kolkata : 700031.

AND WHEREAS the Government of West Bengal with the intention to rehabilitate the refugees from the East Pakistan now Bangladesh acquired in District : 24-Parganas (South), Mouza : Dhakuria, J.L. No. 18, Sub registry Office at Alipore, now at Sealdha in E/P No.149, S.P. No. 413, in C.S Plot No.1548 & 1555, Police Station : Then Kasba now Garfa, Kolkata : 700031, under the provisions of L.D.P. Act, 1948/L.A. Act I of 1894 including the plot was in occupation of said Smt. Jyotsna Basu @ Smt. Jyotsna Bose, wife of Anil Kumar Basu.

AND WHEREAS it has been decided by the Government of West Bengal to make a free gift of the said plot of land in favour of said Smt. Jyotsna Basu @ Smt. Jyotsna Bose, wife of Anil Kumar Basu, so as to confer absolute right, title and interest and other facilities in the said land where they had been residing peacefully for a long period of time with their family members.

AND WHEREAS by an Indenture of Deed of Gift made on 20<sup>th</sup> April, 1989, between the Governor of the State of West Bengal for and on behalf of Refugee, Relief and Rehabilitation Department, Government of West Bengal described therein as the Donor of the One Part and Smt. Jyotsna Basu @ Smt. Jyotsna Bose, wife of Anil Kumar Basu, described therein as the Donees of the Other Part the said Donor gifted, transferred and conveyed ALL THAT piece and parcel of homestead land measuring about 03 (three) cottahs 11(eleven) chittaks be the same a little more or less comprised in Mouza : Dhakuria, J.L. No. 18, Sub registry Office at Alipore, now at Sealdha in E/P No.149, S.P. No. 413, in C.S Plot No.1548 & 1555, Police Station : Then Kasba now Garfa, Kolkata : 700031, in the District 24-Parganas (South) and conferred absolute right, title and interest in favour of the said Donee and the said Deed of Gift was registered on the even date in the office of the Additional District Registrar at Alipore and recorded therein Book No. I, Volume No.32, Pages 173 to 176, Being No. 2369 for the year 1989 and the said Donee accepted the said gift of the Donor.

AND WHEREAS the name of the said Smt. Jyotsna Basu @ Smt. Jyotsnamoyee Basu wife of Anil Kumar Basu have been recorded in the record of the Calcutta Municipal Corporation now the Kolkata Municipal Corporation and the said plot of land has been recorded and registered as presently known and recognized as being Municipal Premises No. 29C, K. P. Roy Lane, (bearing mailing address 5/20, Sahid Nagar), Ward No. 92, Borough X. Police Station : Kasba now Garfa, Kolkata : 700031.



AND WHEREAS Smt. Jyotsna Basu wife of Late Anil Kumar Basu, died intestate on 23.05.2008 by leaving behind herself surviving her Six daughters namely (a) Smt. Apala Bose @ Smt. Apala Basu, (b) Smt. Kamala Biswas, (c) Smt. Bharati Bhowmick, (d) Smt. Mitali Das, (e) Smt. Mamata Sarkar and (f) Smt. Samata Dutta, her only son Sri Ashoke Basu and as her only legal heirs and representatives. That her husband Sri Anil Kumar Basu predeceased her.

AND WHEREAS Smt. Mamata Sarkar, wife of Sri. Bipradas Sarkar, daughter of Late Jyotsna Basu & Late Anil Kumar Basu, died intestate on 02.06.2008 by leaving behind herself surviving her husband Mr. Bipradas Sarkar, only son Sri Supratik Sarkar and only daughter Smt. Suparna Sarkar as her only legal heirs and representatives. That her husband Sri. Bipradas Sarkar died intestate on 08.05.2017, leaving behind himself surviving his only son & daughter as stated above.

AND WHEREAS Smt. Samata Dutta, wife of Sri. Prabir Kumar Dutta, daughter of Late Jyotsna Basu & Late Anil Kumar Basu, died intestate on 21.11.2010 by leaving behind herself surviving her husband Sri. Prabir Kumar Dutta and only son Sri Subham Dutta as her only legal heirs and representatives.

AND WHEREAS after death of Smt Jyotsna Basu @ Smt Jyotsna Bose, namely Smt. Kamala Biswas, Smt. Bharati Bhowmick, Smt. Mitali Das, Smt. Mamata Sarkar Smt. Samata Dutta Smt. Apala Bose @ Smt. Apala Basu & Sri Ashoke Basu, each became the owner of undivided 1/7<sup>th</sup> share out of property left by their mother of the entire property i.e. ALL THAT piece and parcel of homestead land measuring about 03 (three) cottahs 11 (eleven) chittaks be the same a little more or less comprised in Mouza : Dhakuria, J.L. No. 18, Sub registry Office at Alipore, now at Sealdha in E/P No.149, S.P. No. 413, in C.S Plot No.1548 & 1555, being Municipal Premises No. 29C, K. P. Roy Lane, (bearing mailing address 5/20, Sahid Nagar), Kolkata Municipal Corporation Ward

No. 92, Borough X, Police Station : Kasba now Garfa, Kolkata : 700031, in the District 24-Parganas (South) together with building standing thereon.

**AND WHEREAS** after death of Smt. Mamata Sarkar, wife of Late Bipradas Sarkar, daughter of Late Jyotsna Basu & Late Anil Kumar Basu, her son Sri Supratik Sarkar and her daughter Smt. Suparna Sarkar become the joint owners of undivided 1/7<sup>th</sup> share of left by Late Smt. Mamata Sarkar out of the entire property being Municipal Premises No. 29C, K. P. Roy Lane, (bearing mailing address 5/20, Sahid Nagar), Kolkata Municipal Corporation Ward No. 92, Borough X, Police Station : Kasba now Garfa, Kolkata : 700031, in the District 24-Parganas (South), together with building standing thereon.

**AND WHEREAS** after death of Smt. Samata Dutta, wife of Sri. Prabir Kumar Dutta, daughter of Late Jyotsna Basu & Late Anil Kumar Basu, her only son Sri Subham Dutta and her husband Sri. Prabir Kumar Dutta become the joint owners of undivided 1/7<sup>th</sup> share of left by Late Smt. Samata Dutta out of the entire property being Municipal Premises No. 29C, K. P. Roy Lane, (bearing mailing address 5/20, Sahid Nagar), Kolkata Municipal Corporation Ward No. 92, Borough X, Police Station : Kasba now Garfa, Kolkata : 700031, in the District 24-Parganas (South), together with building standing thereon.

**AND WHEREAS** by an Indenture of Deed of Gift executed on 27th day of August 2021 Executed by Said (a) Smt. Kamala Biswas, (b) Smt. Bharati Bhowmick, (c) Smt. Mitali Das, (d) Sri Supratik Sarkar and (e) Smt. Suparna Sarkar, (f) Sri Subham Dutta and (g) Sri. Prabir Kumar Dutta collectively described therein as the Donors of the one part and Smt. Apala Bose @ Smt. Apala Basu & Sri Ashoke Basu, collectively described therein as the Donees of the other part the said Donors gifted, transferred and conveyed all that piece and parcel of their undivided 5/7th share out of homestead land measuring undivided 02(two) Cottahs10 (ten) Chittaks 6.425 (six point four two five)

Square feet be the same a little more or less along with structure standing thereon together with estates, rights, title and interest with regard to the said part of the land out of the entire property being ALL THAT piece and parcel of homestead land measuring about 03 (three) cottahs 11(eleven) chittaks be the same a little more or less together with building standing thereon comprised in Mouza : Dhakuria, J.L. No. 18, Sub registry Office at Alipore, now at Sealdha in E/P No.149, S.P. No. 413, in C.S Plot No.1548 & 1555, being Municipal Premises No. 29C, K. P. Roy Lane, (bearing mailing address 5/20, Sahid Nagar), Kolkata Municipal Corporation Ward No. 92, Borough X. Police Station : Kasba now Garfa, Kolkata : 700031, in the District : 24-Parganas (South), in favour of the said Donees the Owners/First Part herein. That the said Deed of Gift was registered on ~~28-08-2021~~ in the office of the District Sub-Registrar-III at Alipore and recorded therein Book No. I, Volume No.1603-2021. Being No. ~~1603007205~~ 1603007205 for the year 2021 and delivered possession thereof and the said Donees accepted the said gift of the Donors. Thus by way of that Deed of Gift and inheritance the Donees herein became the joint Owners of the entire plot of property i.e. ALL THAT piece and parcel of homestead land measuring about 03 (three) cottahs 11(eleven) chittaks be the same a little more or less together with building standing thereon comprised in Mouza : Dhakuria, J.L. No. 18, Sub registry Office at Alipore, now at Sealdha in E/P No.149, S.P. No. 413, in C.S Plot No.1548 & 1555, being Municipal Premises No. 29C, K. P. Roy Lane, (bearing mailing address 5/20, Sahid Nagar), Kolkata Municipal Corporation Ward No. 92, Borough X. Police Station : Kasba now Garfa, Kolkata : 700031, in the District : 24-Parganas (South).

Thus Smt. Apala Bose @ Smt. Apala Basu & Sri Ashoke Basu are jointly exercising all their right of ownership and possession over the said inherited property being known as Municipal Premises No. 29C, K. P. Roy Lane, (bearing mailing address 5/20, Sahid Nagar), Kolkata Municipal Corporation Ward No. 92, Borough X. Police Station : Kasba now Garfa, Kolkata : 700031, in the District : 24-Parganas (South). Thus by way of this

Apala Basu  
AK



Deed of Gift and by their own undivided share, the Donees herein became the joint Owners of the entire property morefully and particularly described in the FIRST SCHEDULE hereinabove.

AND WHEREAS the present owners jointly desired and jointly decided to develop the said Property by constructing thereupon a New Building/s in accordance with the sanctioned Building Plan to be approved by the K.M.C. That Due to lack of fund and as well as experience and other various reasons the owners were and still unable to start the construction of the same and had been in search of a Promoter and/or Developer who can undertake the responsibility of construction of such New Building on the said property at its own arrangements and expenses of the Developer's costs as per specification annexed therewith and herewith.

AND WHEREAS the Developer herein is a well known Developer as well as is also a co owner of property mentioned in the Third Schedule below, thus the Owners having been approached by the Developer, the rest of the owners have jointly selected and agreed to allow the present Developer to develop landed property situate, lying at and being Municipal Premises No. 29C, K. P. Roy Lane, (bearing mailing address 5/20, Sahid Nagar), Kolkata Municipal Corporation Ward No. 92, Borough X. Police Station : Kasba now Garfa, Kolkata : 700031, in the District : 24-Parganas (South). on the terms and conditions hereinafter contained.

AND WHEREAS having came to know the intention of the abovementioned owners the present Developer contacted the Owners/First Part and requested the Owners/First Part to allow to develop the said property as desired by the Owners by constructing of the proposed new building in flat system thereon in accordance with the sanctioned Building Plan to be approved by the K.M.C at her own initiative and expenses.

**AND WHEREAS** there was a verbal discussion by and between the abovementioned Owners and the Developer to enter into Agreement for constructing multi storied building after amalgamating abovementioned Premises at the cost and expenses of Developer.

**AND WHEREAS** in pursuance to the verbal agreement as mentioned above the First Part have jointly taken some amount, which has been treated as part of owners' allocation, details of which are given in memo below the parties herein have entered into this Development Agreement for developing the said joint property as desired by the Owners by constructing of the proposed new building in flat system thereon in accordance with the sanctioned Building Plan to be approved by the Kolkata Municipal Corporation at it's cost and expenses.

**NOW THIS INDENTURE WITNESSETH** as follows :

In this presents unless it is repugnant to the subject or context:

1. **OWNERS /FIRST PART:**

Shall mean, 1) **SMT. APALA BOSE @ SMT. APALA BASU**, PAN: ASWPB9299E, Aadhaar No. 5385 3515 7991, daughter of Late Anil Kumar Bose, by Nationality : Indian, by faith : Hindu, by occupation : Home Maker, 2) **SRI ASHOKE BASU** PAN: AOJPB3841H, Aadhaar No. 95135023 3809 son of Late Anil Kumar Basu, by Nationality : Indian, by faith : Hindu, by occupation : Self employed, both are residing at 5/20, Sahid Nagar, Post Office : Dhakuria, Police Station : formerly Kasba now Garfa, Kolkata : 700031, District : 24-Parganas (South), which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, successors, executors, administrators, legal representatives and assigns.)

2. **DEVELOPER :**

Shall mean M/S. NEETA CONSTRUCTION, a Proprietorship Firm, having its Principle Place of business at 5/10, Sahid Nagar, Post Office : Dhakuria, Police Station : previously Kasba now Garfa, Kolkata : 700031, District : 24-Parganas (South), represented by its Sole Proprietor SMT. CHAITALI SARKAR, PAN : AZUPS7985F, Aadhaar No. 3653 7565 2019, wife of Sri Sujit Kumar Sarkar, by faith : Hindu, by occupation : Business, by Nationality : Indian, residing at 5/10, Sahid Nagar, Post Office : Dhakuria, Police Station : previously Kasba now Garfa, Kolkata : 700031, District: 24-Parganas(South (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, successors, executors, administrators, legal representatives and assigns.)

3. **PREMISES :**

Shall mean the Premises morefully described in FIRST SCHEDULE hereunder, i.e ALL THAT piece and parcel of homestead land measuring about 03 (three) cottahs 11(eleven) chittaks be the same a little more or less together with 700 Square feet be the same a little more or less pucca roofed shed building standing thereon comprised in Mouza : Dhakuria, J.L. No. 18, Sub registry Office at Alipore, now at Sealdha in E/P No.149, S.P. No. 413, in C.S Plot No.1548 & 1555, being Municipal Premises No. 29C, K. P. Roy Lane, (bearing mailing address 5/20, Sahid Nagar). Kolkata Municipal Corporation Ward No. 92, Borough X. Police Station : Kasba now Garfa, Kolkata : 700031, in the District 24-Parganas (South)

4. **BUILDING :**

Shall mean the building to be constructed as per sanctioned plan/ modified plan in the FIRST Schedule property as per terms of these agreement.

Shall mean such person or persons who shall be duly appointed by the Developer for designing and planning of the building and also supervision during continuance of the construction, if decided by the Developer.

9. ***SALEABLE SPACE :***

Shall mean flat or flats, apartment or apartments, car parking spaces or any other space or spaces or portion thereof and for exclusive use of the flat owners ONLY in the building available for independent use and occupation excepting what is due to the Owners and after making due provisions for common facilities and the space required therefore.

10. ***BUILDING PLAN :***

Shall mean the plan/s to be sanctioned by the K.M.C with such alterations or modifications as may be made by the Developer in consultation with the Architect including any further sanction if so applied by the developer.

1. ***Singular :*** Shall include the plural and vice versa;

2. ***Masculine :*** Gender shall include the feminine and neuter gender and vice versa;

11. ***TRANSFER :***

With its grammatical variations shall include transfer of possession and by any other means adopted for effecting that is understood as transfer of undivided and impartible share of land to Purchaser/s thereof although the same may not amount to transfer in law.

12. ***TRANSFeree :***

Shall mean such person or persons who shall be duly appointed by the Developer for designing and planning of the building and also supervision during continuance of the construction, if decided by the Developer.

9. **SALEABLE SPACE :**

Shall mean flat or flats, apartment or apartments, car parking spaces or any other space or spaces or portion thereof and for exclusive use of the flat owners ONLY in the building available for independent use and occupation excepting what is due to the Owners and after making due provisions for common facilities and the space required therefore.

10. **BUILDING PLAN :**

Shall mean the plan/s to be sanctioned by the K.M.C with such alterations or modifications as may be made by the Developer in consultation with the Architect including any further sanction if so applied by the developer.

1. **Singular :** Shall include the plural and vice versa;

2. **Masculine :** Gender shall include the feminine and neuter gender and vice versa;

11. **TRANSFER :**

With its grammatical variations shall include transfer of possession and by any other means adopted for effecting that is understood as transfer of undivided and impartible share of land to Purchaser/s thereof although the same may not amount to transfer in law.

12. **TRANSFeree :**



Shall mean a person/s, firm, limited company, association of persons to whom any share of undivided land underneath the building to be built shall be transfer along with finished flat.

**ARTICLE – II : COMMENCEMENT**

This Agreement shall be treated to be commenced on and from the date of execution of these presents.

**ARTICLE – III : OWNER'S RIGHTS & REPRESENTATIONS**

1. The Owners are joint owners and seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT in the said premises fully described in FIRST SCHEDULE hereunder written.
2. None other than the Owners have any claim, right, title and interest and/or demand over and in respect of the said premises, morefully described in the FIRST SCHEDULE and the said premises is free from all encumbrances, attachments, charges, liens, trust or by any otherwise as per provisions of law, moreover, till this day, the Owners have not entered into any agreement for sale or Joint Venture Agreement in respect of the said premises.
3. If any time defect in the title be found or if anybody disputes the title of the Owners in respect of the said premises or any suit or action or proceedings shall be initiated regarding the title of the Owners in respect of the said premises then and in that event, it shall be the responsibility of the Owners to defend such suits, actions, proceedings at their own cost and the Owners hereby further agrees to keep the

Developer indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

4. The Owners have no right to raise any objection or taking any steps at any point of time during lawful construction of the proposed building as well as the owners will not claim any part or portion of the building except the portion mentioned in the Owners' Allocation.

5. There is no legal bar or otherwise for the Owners to obtain for the Certificate under Section 230A of the Income Tax Act, 1961 and other consent and permissions that may be required. It is specifically declare here that the Owners shall have no Income-Tax liabilities in respect of Developer's Allocation.

#### ***ARTICLE - IV : DEVELOPER'S RIGHTS***

The Owners hereby grant right to the Developer to construct, erect and build after demolition of the existing structures, if any and the materials debris, which shall come out from such demolition shall be taken by the Developer.

#### ***ARTICLE - V : CONSTRUCTION***

1. In consideration of the Owners having agreed to permit the Developer to commercially exploit the said premises by construction, creation and building i.e. the building in accordance with the sanctioned plan and/or as per any modification therein as may be required by the Developer, the Developer has agreed to allocate the Owners' Allocation space.

2. The said Owners' Allocation will be constructed and completed with good and standards materials and the said building will be decent building and shall contain all amenities which are normally provided for a decent building for residential purpose.

*ARTICLE - VI : PROCEDURE*

1. The Owners will grant to the Developer and/or their nominated person or persons a Power of Attorney as may be required for the purpose of obtaining all necessary permissions, approvals from the different authorities, to file as well as submit required applications under rule 25, 26, application/s under sections 400(1) & 401,416 of K.M.C. Building Rules 2009 & K.M.C. Act 1980 and other applications required under K.M.C. building rule in connection with the construction of the said multi-storied building and also for pursuing and following up the matter with the appropriate authority for the purpose of selling the undivided share of land for the flat, car parking space and/or any other space in the said premises from the Developers' Allocation to its nominated person/s at the rate to be fixed by the Developer.
2. The Developer shall sell and transfer the flat/s Car parking Space/s etc. along with undivided proportionate share of land underneath the building comprising in the portion of the Developer's Allocation after handing over the Owners' allocation before physically transferring the flat/flats, car parking spaces etc. from its' own allocation to the Owners after obtaining completion certificate and/or necessary clearance for regularization of the entire building form The Kolkata Municipal Corporation Authority.
3. That the Developer will spend all the money for all necessary permissions for the said construction. The Developer shall undertake constructional work in the said premises. The Owner's under no circumstances shall be liable for reimbursement of any amount and on any account whatsoever.
4. That the Developer shall execute the Deed of Sale as Constituted Attorneys of the present Owners for the Developers' Allocation without the Owners' consent.

5. That the Developer will spend all the money for all necessary permission for the said construction, The Developer shall undertake the construction work on the said premises.
6. The Developer shall undertake the construction by standard materials to the satisfaction of the Owners in respect of the materials to be used in the construction or method of construction. However, the owners shall not do anything by which the Developer may be restrained from doing / completing the construction work of the said building in the said premises.
7. All men and materials and machineries will be supplied by the Developer at their own costs and expenses
8. All the electrical goods, sewerages goods, water pipe lines, bricks, irons, windows, doors, stone chips and all other materials relating to the construction will be supplied by the Developer at their own costs and the Owners shall not raise any objection for the same. All costs will be borne by the Developer regarding construction.
9. That the supervision of the construction of the building will be undertaken by the Developer and Owners cannot raise any objection for the same. All negotiations for the necessary permissions for the construction of the said building and also for electric connection, water connection, sewerage system will be done by the Developer at the Developer's cost as Constituted Attorney of the Owners and the Owners shall not raise any objection for the same.
10. That the Developer shall negotiate the terms and conditions with the intending Purchasers/s for the flats, Car Parking Spaces and/or any other saleable space of the Developer's Allocation and shall receive entire consideration money from the intending Purchaser/s of the said flats, Car Parking Spaces and/or any other saleable space and shall

discharge the money receipt for the same. It is the absolute discretion of the Developer that the Developer shall nominate and/or select the intending Purchaser/s for the Developer's Allocation in the said premises. In that event the owners shall not be liable for any fault acted by the Developer and the Developer exclusively shall be liable for the same.

11. That the Developer after making delivery of possession of the Owners' allocation after obtaining completion certificate and/or necessary clearance for regularization of the entire building from the Kolkata Municipal Corporation in respect of the proposed multi-storied building and shall execute all relevant documents relating to the transfer of the flat/flats, car parking spaces etc. in the Developer's Allocation and the impartible proportionate share in the land at the cost of and expenses of the intending Purchaser/s as Constituted Attorney of the Owners and the Owners shall not raise any objection for the said transfer. That the Deed of Conveyance in respect of Developer's Allocation will be registered through the Learned Advocate for the Developer.

#### ***ARTICLE – VII : POSSESSION & CONSTRUCTION***

1. It has been agreed by and between the Owners and the Developer that the construction, erection and completion of the said building shall be completed within 24 (Twenty Four) months from the date of obtaining Sanction Plan from the Kolkata Municipal Corporation and delivery of peaceful vacant khas possession of First Schedule Property by the Owners to the Developer herein. Be it mentioned that the Owners will deliver the aforesaid possession of the First Schedule property within Two weeks to One month period from the date of obtaining such Sanction Plan from Kolkata Municipal Corporation. Be it mentioned here that if the Developer fails to complete the said proposed building within the said stipulated period of 24 (Twenty Four) months, then in that event the Owners will allow another 6 (six) months more time after review of the progress within the schedule time to complete the said proposed building. It is, therefore,



mentioned that the Owners will hand over the peaceful vacant possession of the FIRST SCHEDULE property to the Developer herein within a period of 15 days from the date of receiving of written intimation given by the Developer to vacate the FIRST SCHEDULE property. The Developer shall arrange for alternative accommodation for the Owners prior handing over the possession of the FIRST SCHEDULE property in the same locality and the Developer shall bear the rent for such alternative accommodation from the date of delivery of possession of FIRST SCHEDULE until the Owners are put into possession in the newly constructed building / flat.

2. That the Developer shall on completion of the new building, put the Owners in possession of the Owners' Allocation in complete and habitable condition after obtaining completion certificate and/or necessary clearance for regularization of the entire building together with all rights in common specified as common areas and parts and / or facilities in the said building.

3. That the Owners shall be entitled to transfer or otherwise deal with the Owners' Allocation or portion thereof at the sole discretion of the respective Owners. The Developer shall have exclusive right to transfer the Developer's Allocated portion to the nominated person of the Developer. The Developer shall have to put the Owners into the allocation after obtaining completion certificate and/or necessary clearance for regularization of the entire building.

4. It is expressly agreed and declared that the Developer shall be entitled to receive the Developer's Allocation in the said building without any formal Deed of Transfer immediately after possession is made over to the Owners of the Owners' Allocations constructed by the Developer. The construction of the Owners' Allocation shall be done by the Developer for and on behalf of the Owners and the Developer will not claim any amount for the construction of the Owner's Allocation. The same will be treated as exchange of property of the Owners handed Developer's Allocation.

5. The Developer shall be entitled to sell the Developer's Allocation as hereinbefore mentioned and shall be entitled to deal with or dispose of the Developer's Allocation in any further authority or permission on the part of the Owners and without being required to obtain any such further authority or permission from the Owners after giving delivery of possession of Owners' Allocation. That the Developer may use or sell, after any modification, construction, erection in any manner they want and require, but they will be responsible for regularization of said part from the K.M.C before delivering the Owners' Allocation to the respective Owners. In that event the present Owners can not raise any objection in future.

6. The Owners shall cooperate with the Developer in obtaining quotas, entitlements and other allocation of or for cement, steel, bricks and other building materials for construction of the said new building and for obtaining quotas, entitlement and other allocation and for obtaining temporary and permanent connection of water (filtered and unfiltered) electricity and if possible separate drainage, sewerage and gas etc. for the said building.

7. All cost, charge and expenses including Architect's fees shall be paid discharged and borne by the Developer and the Owners shall have no liability in this context.

#### *ARTICLE - VIII : BUILDING*

The Developer shall be authorized in the name of Owners in so far as is necessary to apply for quotas of or for cement, steel, bricks and other building materials allocable to the Owners for the construction for and obtain temporary and permanent connection of water, electricity, power, drainage, permanent drainage of water, sewerage and gas etc. for the construction or equipments of a portion of the building.

which purpose the Owners shall execute in favour of the Developer a Power of Attorney and other authorization as shall be required by the Developer in terms of this agreement.

2. The Developer shall at his own costs and expenses and without creating any other financial liabilities on the Owner's construct the said building and various units / flats and/or apartments thereto or modification shall be made in the Owner's Allocation with the consent of the Owners in writing.

#### **ARTICLE – IX : DEVELOPER'S ALLOCATION**

1. That the Developer's Allocation shall be the remaining portion other that shown in FOURTH SCHEDULE including proportionate share in the land and also in common parts including the undivided share in common facilities and pertinent thereto and also common staircase including the rights of ultimate roof proportionately with the Owners. The person or persons of the intending Purchaser/s for Developer's Allocation will be allowed to use the ultimate roof for drying cloths. The said property will be constructed in the Schedule premises, morefully described in the FIRST SCHEDULE hereunder.

2. That the Developer shall exclusively be entitled to the Developer's Allocation of the said building i.e. any portion except the portion of Owners' Allocation Mentioned in the THIRD SCHEDULE and to the right of transfer, alienates or otherwise deal with or dispose of the said allocated portion without any rights, claims or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the khas possession and peaceful possession of the Developer's Allocation, morefully described in the THIRD SCHEDULE hereunder. The Developer's Allocation of

Clause – Article – VII(1) and shall receive the entire consideration money to be fixed up by the Developer for the said portion with the intending Purchaser/s and the Owners shall not claim any money or money's worth for the said transaction or for sale of the

Developer's allocation to any nominated Purchaser/s and the Owners will not have any claim in respect of any part or portion of the building to be constructed on the FIRST SCHEDULE property except the Owners' Allocation mentioned herein the SECOND SCHEDULE below and the Developer will be at liberty to use the other portion of the newly constructed proposed building in the manner as per terms of the other land owners and their discretion.

3. That the Developer shall execute the Deed of Conveyance in favour of the Developer's nominated person or persons, company or companies or whomsoever as a Constituted Attorney of the Owners and all other facilities which are eligible to the Developer's Allocation at the cost of the intending Purchaser/s, the Developer as Constituted Attorney of the Owners shall execute all such deeds which are necessary for transfer of the Developer's Allocation. The Owners shall not raise any objection for the same and the Owners shall have no preemptive right for the same to the provisions written in Clause Article - VII(5) hereinabove.

**ARTICLE - X : NOTICE OF POSSESSION & PAYMENT OF TAXES**

1. After completion of the Owners' Allocation as per the plan, the Developer shall issue a letter to the Owners at their address before delivery of possession. On receipt of the above said letter, the Owners shall take possession of the Owners' Allocation being free from all encumbrances and the Developer, as Constituted Attorney of the Owners shall execute Deed of Conveyance in respect of the Developer's Allocation to respective intending Purchaser/s duly nominated by the Developer.

2. The Developer shall be liable to pay the taxes from the date of taking possession of the FIRST SCHEDULE property till completion of the building and after taking possession and fulfillment of SECOND SCHEDULE property, the Owners shall pay proportionate share of taxes for allotted portion and the intending Purchaser/s shall

be liable to pay allocated portion's taxes on proportionate basis from the date of possession of the said allocated portion.

**ARTICLE - XI : DUTIES & OBLIGATIONS AND/OR REGISTRATION**

1. Both the Owners and the Developer shall abide by all laws, bye-laws, rules and regulations imposed by the Government, local bodies as the case may be and shall attend answer and be responsible for any deviation and/or breach of any one of the said laws, bye-laws and rules and regulations.
2. The Owners and the Developer shall keep the interior walls of their allocation clean and harmless including sewer, drains, pipes and other fittings comprised therein.

**ARTICLE - XII : OWNER'S INDEMNITY**

The Owners hereby jointly do agree that the Developer shall be entitled to the said construction including the Developer's Allocation and shall enjoy the said allocation without any interference and/or disturbances provided that the Developer perform and fulfill all the terms and conditions herein contained and on their part are to be observed and performed.

**ARTICLE - XIII : DEVELOPER'S INDEMNITY**

1. The Developer hereby agrees to keep the Owners indemnified against all Third Party claims and action arising out of any act or admission of the Developer in or relation to the demolition of the said building / structure.
2. The Developer hereby undertake to keep the Owners indemnified against all actions, suits, costs, proceedings and claims may arise out of the constructions of the said building, Developer's action with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.



#### ARTICLE - XIV : MISCELLANEOUS

1. It is understood that from time to time to facilitate the construction of the building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and may be required to be done by the Developer and may in need of the Owners and various application and other documents may be required to be signed or made by the Owners which specified provision may not have been mentioned herein. The Owners hereby undertakes to do all such acts, deeds, matters and the Owners shall execute any such additional Power of Attorney and/or authorization may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such additional applications and other documents same may be provided that all such acts, deeds, matters and things do not in any way infringe on the right of the Owners and/or against the spirit of this Agreement.

2. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owner's if delivered by hand and duly acknowledged or sent by prepaid registered post with A/d. and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by prepaid registered post to the Developer at the recorded address.

3. The Developer and the Owners shall mutually frame scheme for the management and administration of the said building and/or common parts therein. Save and except the part and portion of the ground floor specifically allotted for the Owners, space for common passage and drive way.

4. The Developer will retain all the debris, fittings, and fixtures after demolition of the existing structures and may sell, alienate and dispose off these articles in

whatsoever manner they want. That the Owners will not object to do so and will not claim any money for the same after entering into this Development Agreement.

5. The Owners shall deliver or handover all original documents including the copy of the Deed of the property, municipal taxes, etc. relating to the said property which are in possession and control of respective owners at the time of execution of these

6. The name of the building will be decided by the Developer.

7. That the Developer will provide the CESC electric meter at their cost and expenses to the owners who are using the electric connection at present, rest will provide the electric meter at their own cost and expenses.

#### ARTICLE - XV - FORCE MAJEURE

The Owners and the Developer shall not be considered to be in default of their obligations hereunder to the extent that the performance of the relative obligations is hindered by the existence of force majeure and shall be suspended from the date of occurrence of the said event.

#### ARTICLE - XVI - ARBITRATION

In case of any dispute and differences or question arising between the parties hereto with regard to this agreement and any interruption of the term and conditions of this agreement the same shall be referred to Arbitration under the provision of the Arbitration and Conciliation Act, 1996 and/or any other statutory modification and enactment as made up-to-date, if the disputes are not solved mutually.

Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing agreement /final documents for transfer of property as per provision laid down

in the said documents as a Developer without getting any ...  
property under schedule. This Development Agreement and the  
Power of Attorney shall never be treated as the instrument of  
conveyance between the Officer and the Developer, in any case. The  
said documents shall be in the possession of the Officer.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

***(Entire Property)***

**ALL THAT** piece and parcel of homestead land measuring about 03 (three) cottahs 11(eleven) chittaks be the same a little more or less together with 700 Square feet be the same a little more or less pucca roofed shed building standing thereon comprised in Mouza : Dhakuria, J.L. No. 18, Sub registry Office at Alipore, now at Sealdha in E/P No.149, S.P. No. 413, in C.S Plot No.1548 & 1555, being Municipal Premises No. 29C, K. P. Roy Lane, (bearing mailing address 5/20, Sahid Nagar), Kolkata Municipal Corporation Ward No. 92, Borough X, Assessee No.21-092-14-1088-8, Police Station : Kasba now Garfa, Kolkata : 700031, (Zone : Other than on P.A.S. Connector- : Other than on P.A.S. Connector) in the District 24-Parganas (South), which is butted and bounded as follows :-

**ON THE NORTH** : By 14'-1" feet wide KMC Road ;

**ON THE SOUTH** : By land of E.P No. 104;

**ON THE EAST** : By land of E.P No. 147;

**ON THE WEST** : By land of E.P No. 153 & 152.

**THE SECOND SCHEDULE ABOVE REFERRED TO :**

***(OWNERS' ALLOCATION)***

That the Owners/First Part shall jointly get and/or will be entitled to get



a) *All That* entire Third Floor consisting of Two Self contained flats each flat will be consisting of 02 (Two) bed rooms, 01(one) drawing cum dining, 01(one) kitchen, 01(one) toilet, 01(one) W.C. and 01(one) balcony in the proposed Ground plus Three storied building along with all other common facilities TOGETHERWITH undivided proportionate share of land TOGETHER FURTHER WITH undivided proportionate share in the common areas with fittings, fixtures, appliances, electrical fittings, sanitary fittings etc.

That the said construction work will be done by utilizing the maximum area available for construction as per building plan in the proposed Ground plus Three storied building to be constructed in the THIRD SCHEDULE premises along with all proportionate share in the land underneath the building attributed for the said flats and all proportionate right in common area and facilities available in the said premises.

b) That the Owners/First Part will jointly get Rs.3,00,000/- (Rupees Three Lacks) only as part of their allocation as per terms of the present Development Agreement.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**( DEVELOPER'S ALLOCATION )**

That the Developer shall get and/or will be entitled to get the rest of portion of flat/s, car parking spaces and other salable areas in the proposed Ground plus Three storied building along with all other common facilities and TOGETHERWITH undivided proportionate share of land TOGETHER FURTHER WITH undivided proportionate share in the common areas with fittings, fixtures, appliances, electrical fittings, sanitary fittings etc. utilizing the maximum area available for construction as per sanctioned building plan in the proposed building to be constructed in the THIRD

a) *All That* entire Third Floor consisting of Two Self contained flats each flat will be consisting of 02 (Two) bed rooms, 01(one) drawing cum dining, 01(one) kitchen, 01(one) toilet, 01(one) W.C. and 01(one) balcony in the proposed Ground plus Three storied building along with all other common facilities TOGETHERWITH undivided proportionate share of land TOGETHER FURTHER WITH undivided proportionate share in the common areas with fittings, fixtures, appliances, electrical fittings, sanitary fittings etc.

That the said construction work will be done by utilizing the maximum area available for construction as per building plan in the proposed Ground plus Three storied building to be constructed in the THIRD SCHEDULE premises along with all proportionate share in the land underneath the building attributed for the said flats and all proportionate right in common area and facilities available in the said premises.

b) That the Owners/First Part will jointly get Rs.3,00,000/-(Rupees Three Lacks) only as part of their allocation as per terms of the present Development Agreement.

THE THIRD SCHEDULE ABOVE REFERRED TO :

( DEVELOPER'S ALLOCATION )

That the Developer shall get and/or will be entitled to get the rest of portion of flat/s, car parking spaces and other salable areas in the proposed Ground plus Three storied building along with all other common facilities and TOGETHERWITH undivided proportionate share of land TOGETHER FURTHER WITH undivided proportionate share in the common areas with fittings, fixtures, appliances, electrical fittings, sanitary fittings etc. utilizing the maximum area available for construction as per sanctioned building plan in the proposed building to be constructed in the THIRD



SCHEDULE premises along with all proportionate share in the land underneath the building attributed for the said flat/s, car parking spaces and other salable areas and all proportionate right in common area and facilities available in the said premises. That the owners shall not claim any part of the Developer's Allocation.

The Owners shall not claim any part of the Developer's Allocation i.e. the remaining portion of the building and other spaces.

**THE FOURTH SCHEDULE ABOVE REFERRED TO :**

**(COMMON RIGHTS AND FACILITIES )**

1. Electrical wiring and fittings and fixtures for lighting the common passages, entrance of the **FIRST SCHEDULE** premises.
2. The staircase leading from the Ground Floor to the roof of the building.
3. The light points in the entrance of the building staircase, landings from the Ground Floor to the roof.
4. The overhead water reservoir and the underground water reservoir of the flats.
5. The main water connection pipe, which comes from the reservoir to the flats.
6. The rain water pipes, drains, sewerages, septic tank, boundary walls and all sides' passages in between and the boundary wall.
7. Electric meter room, main electric meter, pumps and switches fixed in the common areas.
8. Roof of the top floor of the building for fixing up T.V. Antenna, repairing of overhead tank, drying clothes and any social function subject to the consent of the other flat owners.

- 9 Lift, Lift shaft.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**

**( COMMON EXPENSES )**

1. The expenses of maintaining, repairing, decoration etc. of the main structures and in particular exterior of the building, ultimate roof of the building and rain water pipes, water pipes and electrical wires as under or upon the building as enjoyed or used by the intending Purchasers of the flat, spaces and all other saleable spaces of the premises and the main entrances, passages, lift, landings, staircase of the building as shall be enjoyed by the intending Purchaser/s and the Owners in common and the boundary wall of the building.
3. The cost of cleaning and lighting of the passage, landings, staircase and other portion of the building as shall be enjoyed by the Purchaser of the Developer's Allocation and the Owners.
4. The cost of salaries of durwans, if any, sweepers, pump men, electricians caretaker and other employees, if any for the above said building.

**SPECIFICATION**

- Type of structure : R.C.C. foundation and footing in the concrete proportionate of 4:2:1 cement ratio.
- Super Structure : R.C.C. frame work, column, beams, slabs, lintels, chajjas in the concrete proportionate of 4:2:1 ratio with 200 mm. thick brick wall on interior wall in 1:5 proportion and 75 mm. thick interior wall in 1:4 ratio.

- Surface finish : Exterior good quality cement paint will be used  
Interior plaster of paris. Doors and windows will be painted  
with synthetic enamel.
- Flooring: : All Flooring are of 2" X2" vitrified tiles.
- Door : Water proof flash door with sal wooden frame. Main  
door of flat will be made of wood
- Window : Aluminium sliding window with quality glass with M.S. Steel guard.
- Kitchen : 20" X 5' granite cooking platform and black stone sink with 3 feet coloured  
tiled dado, flooring will be of Mabel/vitrified tiles.
- Balcony : Half height grill.
- Toilet : Concealed water line (Toilet only/w.c.)
- i) Two tap
  - ii) One shower (toilet)
  - iii) commode
  - iv) PVC cistern
  - v) porcelain hand wash basin with pillar cork
  - vi) 6 feet in height glazed tiles dado.
- W.C. : i) 2 Nos. tap
- ii) White commode with PVC cistern
  - iii) 5 feet colored glazed tiles dado

Plumbing/Drainage : i) Necessary drain sewer line inspection pits and accessories duly connected to the septic tank.

ii) Water pump with motor of requisite capacity.

iii) PVC main water pipe

Electric : i) Concealed wiring with good quality copper cable built in channel switch board with piano switch.

ii) Two light points, one fan and one power point (5 Amp.) in bed room.

iii) Two light points, two fan points and two power points in dining/ drawing room (one 15 Amp. & other one 5 Amp.)

iv) One light and one power point in bathroom and kitchen (15 Amp. Power)

Note : Every point will be of 5 Amps. Capacity to be done for bed rooms.

Electric Meter : Procurement of Electric meter for individual flat from CESC shall be on account of respective flat owner.

Lift : Standard company made.

Roof : Necessary water treatment will be done.

Water Supply: Water will be provided through K.M.C water supply and by storing the same in underground reservoir. One overhead reservoir will be provided on the ultimate roof and the electric pump will fetch the water from the underground reservoir to the overhead reservoir.

N.B: Any extra work will be done on payment of extra cost well in advance intimation and payment

IN WITNESS WHEREOF the PARTIES hereto have hereunto set and subscribed their respective hands and seals the day month year first above written

**SIGNED SEALED & DELIVERED**

By the **PARTIES** in the presence of :

**WITNESSES :**

1. *Hovason Bisswas*  
*c/o Ajit Bisswas*  
*8/68/1 Bijoygan Jaldapaa*  
*Central Road K-32*

2. *Sujy Biser*  
*c/o PARITOSH KUMAR BISWAS*  
*ANO:- 19/A, CLUB ROAD,*  
*PRAMTHANAGAR, PARUDIA,*  
*PO-TATANAGAR, JAMSHEDPUR-831002*

Drafted & Prepared by me as per instruction and information given by the parties.

*K. Chakraborty*  
*WB/20/1/2001*  
Advocate  
Alipur Judges' Court,

Kolkata: 700027.

*S. P. B. B. B.*

*A. B. B. B.*

---

**OWNERS**

NEETA CONSTRUCTION  
*Chaitali Sarkar*  
Proprietor

---

**DEVELOPER**



MEMO OF CONSIDERATION

RECEIVED of and from the within mentioned Developer a sum of Rs.3,00,000/- (Rupees Three Lacks) only being the within mentioned consideration as earnest money as per memo of consideration below:

1. Paid by cheque NO- 040769 at MUMBAI BANK, at 43E/1A Steel Road, Kol-31, on 03.08.2020 - 1,50,000/-
2. Paid by cash on 27.08.2021 for - 1,50,000/-

(Rupees Three Lacks only)

Total - Rs.3,00,000/-

WITNESSES:-

1. Houshali Biswas  
c/o Ajit Biswas  
8/68/1 Bijoygan Central  
Road Ko-32












*Amit Ban*

*Ashoke Ban*

2. *Sujay Biswas*  
C/O, PARITASH KUMAR BISWAS  
HNO.-19/A, CLUB ROAD,  
PRAMATHA NAGAR, PARSUDIH,  
PO - TATA NAGAR  
JAMSHEDPUR - 831002.












OWNERS



	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					












Name ADALA BASU

Signature Adala Basu

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name ASHOKE BASU

Signature Ashoke Basu

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name CHAITALI SARKAR

Signature Chaitali Sarkar

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

APALA BOSE  
ANIL KUMAR BOSE  
09/11/1951

Permanent Account Number

ASWPB9290E

Signature



Apala Bose

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

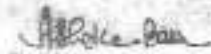
ASHOKE BASU

ANIL KUMAR BASU

12/05/1956

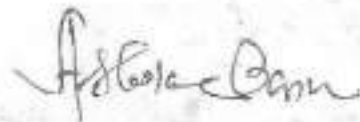
Permanent Account Number

AQJP83841H

  
Signature



10001000







Enrollment No : 2730/00475/80055

To  
Mousumi Biswas

RESID  
REDDYGARH  
P.S. JADAVPUR  
VTC, Jadavpur University, PO: Jadavpur University,  
Sub-District: Kolkata, District: Kolkata,  
State: West Bengal, PIN Code: 700032,  
Mobile: 9810960182

230180000



KF232980300FI



आपका क्रमांक / Your No. :

**3694 5395 7559**

मेरा , मेरी पहचान



भारत सरकार  
Government of India

Issue Date: 01/11/2012



Mousumi Biswas  
3694 5395 7559  
Female

3694 5395 7559

मेरा , मेरी पहचान

Mousumi Biswas



### Major Information of the Deed

Deed No :	I-1603-06950/2021	Date of Registration	28/08/2021
Query No / Year	1603-2001580490/2021	Office where deed is registered	
Query Date	24/08/2021 12:05:23 AM	1603-2001580490/2021	
Applicant Name, Address & Other Details	KALYAN CHAKRABORTY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No.: 877746600 Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,04,28,751/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 3,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urba area)		

#### Land Details :

District: South 24-Parganas, P.S.- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: K. P. Roy Lane, Road Zone : (Other than on P.A.S Connector -- Other than on P.A.S Connector) , Premises No: 29C, Ward No: 192 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS: -)		Bastu	3 Katha 11 Chatak		99,56,251/-	Width of Approac Road: 15 Ft.,
Grand Total :				6.0844Dec	0/-	99,56,251/-	





#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	0/-	4,72,500/-	Structure Type: Structure

Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

<b>Total :</b>	<b>700 sq ft</b>	<b>0/-</b>	<b>4,72,500/-</b>
----------------	------------------	------------	-------------------




**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p><b>Mrs APALA BOSE, (Alias: Mrs APALA BASU)</b>                      Daughter of Mr ANIL KUMAR BOSE                      Executed by: Self, Date of Execution: 28/08/2021                      , Admitted by: Self, Date of Admission: 28/08/2021 ,Place : Office</p>			<p><i>Apala Bose</i></p>
	<p>5/20, SAHID NAGAR, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. : ASxxxxxx9E, Aadhaar No: 53xxxxxxxx7991, Status :Individual, Executed by: Self, Date of Execution: 28/08/2021                      , Admitted by: Self, Date of Admission: 28/08/2021 ,Place : Office</p>	28/08/2021	LTI 28/08/2021	28/08/2021
2	Name	Photo	Finger Print	Signature
	<p><b>Mr ASHOKE BASU</b>                      Son of Mr ANIL KUMAR BOSE                      Executed by: Self, Date of Execution: 28/08/2021                      , Admitted by: Self, Date of Admission: 28/08/2021 ,Place : Office</p>			<p><i>Ashoke Basu</i></p>
	<p>5/20, SAHID NAGAR, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. : ADxxxxxx1H, Aadhaar No: 95xxxxxxxx3809, Status :Individual, Executed by: Self, Date of Execution: 28/08/2021                      , Admitted by: Self, Date of Admission: 28/08/2021 ,Place : Office</p>	28/08/2021	LTI 28/08/2021	28/08/2021

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>NEETA CONSTRUCTION</b>                      5/10, SAHID NAGAR, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , PAN No. : AZxxxxxx5F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mrs CHAITALI SARKAR</b> <b>(Presentant)</b> Wife of Mr SUJIT KUMAR SARKAR. Date of Execution - 28/08/2021, Admitted by: Self, Date of Admission: 28/08/2021, Place of Admission of Execution: Office			
		Aug 28 2021 11:28AM	L1 28/08/2021	28/08/2021
5/10, SAHID NAGAR, City:-, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AZxxxxx5F, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NEETA CONSTRUCTION (as PROPRIETRESS)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mrs MOUSUMI BISWAS</b> Daughter of Mr AJIT BISWAS 8/31, BIJOYGARH, City:-, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032			
	28/08/2021	28/08/2021	28/08/2021

Identifier Of Mrs APALA BOSE, Mr ASHOKE BASU, Mrs CHAITALI SARKAR

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs APALA BOSE	NEETA CONSTRUCTION-3.04219 Dec
2	Mr ASHOKE BASU	NEETA CONSTRUCTION-3.04219 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs APALA BOSE	NEETA CONSTRUCTION-350.00000000 Sq Ft
2	Mr ASHOKE BASU	NEETA CONSTRUCTION-350.00000000 Sq Ft



Endorsement For Deed Number : I - 160306950 / 2021

On 28-08-2021

**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 11:02 hrs on 28-08-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs CHAITALI SARKAR .

**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 1,04,28,751/-

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

Execution is admitted on 28/08/2021 by 1. Mrs APALA BOSE, Alias Mrs APALA BASU, Daughter of Mr ANIL KUMAR BOSE, 5/20, SAHID NAGAR, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others, 2. Mr ASHOKE BASU, Son of Mr ANIL KUMAR BOSE, 5/20, SAHID NAGAR, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Professionals

Identified by Mrs MOUSUMI BISWAS, , Daughter of Mr AJIT BISWAS, 8/31, BIJOYGARH, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Others

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

Execution is admitted on 28-08-2021 by Mrs CHAITALI SARKAR, PROPRIETRESS, NEETA CONSTRUCTION, 5/10 SAHID NAGAR, City - , P.O:- DHAKURIA, P.S.-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:-700031

Identified by Mrs MOUSUMI BISWAS, , Daughter of Mr AJIT BISWAS, 8/31, BIJOYGARH, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,053/- ( B = Rs 3,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/08/2021 4:59PM with Govt. Ref. No: 192021220062678151 on 27-08-2021, Amount Rs: 3,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BGGXKJ7 on 27-08-2021, Head of Account 6030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 19,521/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no M107381, Amount: Rs.500/-, Date of Purchase: 25/08/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/08/2021 4:59PM with Govt. Ref. No: 192021220062678151 on 27-08-2021, Amount Rs: 19,521/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BGGXKJ7 on 27-08-2021, Head of Account 6030-02-103-003-02

Debashish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

new company shall have to make an application through e-form **SPICE**. The applicant is required to attach the proof of Identity and address along with the application. DIN would be allocated to User only after approval of the form. Any person intending to become a director in an existing company shall have to make an application in eForm **DIR-3** and follow a particular procedure.

iii. **Registration on the MCA Portal** or New user registration

iv. **Certificate of Incorporation** (containing a 21 Digit CIN)