

12473/23 VC-2839/23 I-11996/23

भारतीय गैर न्यायिक

बीस रुपये

₹.20



Rs.20

TWENTY RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

31AA 971931

Handwritten notes: 7/8/23, 245, 6-2/11/60/23

certified that the document is admitted registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-III  
Alipore, South 24-parganas  
09-08-23

**DEVELOPMENT AGREEMENT CUM**  
**DEVELOPMENT POWER OF**  
**ATTORNEY**

**THIS DEVELOPMENT AGREEMENT CUM**  
**DEVELOPMENT POWER OF ATTORNEY** made this 7<sup>th</sup>  
day of August, Two thousand Twenty Three (2023)

**BETWEEN**

35439

SOLD TO .....  
OF .....  
RS. ....  
D. Choudhary Advocate  
Alipore Judge's Court, Koi-27  
JAYDEEP CHATTERJEE  
16, INDIA EXCHANGE PLACE, KOL-1  
LICENSED STAMP VENDOR  
NO 151RS201F

30 JUN 2023

Tarank Singh Bar.  
[Redacted]

9676

[Redacted]

[Redacted]

9677

Swaraj Sen. Bar.

[Redacted]

9678

Shankar Tyoti. Mitra

[Redacted]

9679

Yamoghe Been

[Redacted]

9680

Apanna Mitra

[Redacted]

9681

Ranjit Hatri

spd - Ramakanta Hatri



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
07 AUG 2023

30 JUN 2023



(1) **DIPANKAR MITRA (PAN : AHOPM8553B and Aadhaar No. 5377-4594-9187)** son of Late Jiban Bandhu Mitra, by faith Hindu, by Nationality Indian, by occupation - Service, residing at 38D, Chetla Road, P.O. Alipore, P.S. Chetla, Kolkata - 700027, (2) **DHRUBA JYOTI MITRA (PAN : ACYPM4898G and Aadhaar No. 9422-7139-9410)** son of Late Hriday Bandhu Mitra, by faith Hindu, by Nationality Indian, by occupation - Service,, residing at 38D, Chetla Road, P.O. Alipore, P.S. Chetla, Kolkata - 700027, (3) **TAMOGHNA BASU (PAN : EULPB9883D and Aadhaar No. 4777-0748-2737)** son of Patranga Basu, grandson of Late Hriday Bandhu Mitra, by faith Hindu, by Nationality Indian, by occupation - Student, residing at 47, Hospital Link Road, Santoshpur, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075 and (4) **SWAPAN KUMAR DEY (PAN : ACNPD9769J and Aadhaar No. 2521-5577-5484)** son of Late Anil Dey, by faith Hindu, by Nationality Indian, by occupation - Retired Person, residing at 38C, Chetla Road, P.O. Alipore, P.S. Chetla, Kolkata - 700027, hereinafter referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the context and subject hereof be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

**AND**

**M/S. PIONEER CONSTRUCTION**, proprietor ship firm having its registered office at 44, Chetla Road, P.O. Alipore, P.S previously Alipore at present Chetla, Kolkata 700027, District- South 24 Parganas, represented by its sole proprietor namely **SRI TARAK SINGHA ROY (PAN AWUPSS128D, Aadhaar No.9793-7185-4050)** son of late Panchanan Singha Roy, by faith Hindu by occupation



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business, Nationality-Indian, residing at 44, Chetla Road, P.O. Alipore, P.S previously Alipore at present Chetla, Kolkata 700027, District- South 24 Parganas, hereinafter called the DEVELOPER(which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its director, executors, representatives and assigns) of the SECOND PART.

WHEREAS one Jibon Bandhu Mitra was seized and possessed of and sufficiently entitled to 1/2 share of ALL THAT piece and parcel of bastu land area measuring 2 (two) cottahs 5 (five) Chittaks more or less alongwith three storied building lying and situated at Premises No. 38D, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027 morefully and specifically described in the Schedule thereunder written by virtue of Deed of Partition dated 06.05.1980 which was duly registered in the office of District Sub-Registrar Alipore and entered in Book No. I, Volume No. 95, Pages No 21-42 Being No. 3414 for the year 1980.

AND WHEREAS the said Jibon Bandhu Mitra mutated his name as the recorded owner in the records of Kolkata Municipal Corporation and have been paying taxes regularly in respect of Premises No. 38D, Chetla Road, Kolkata - 700027 being Assessee No. 110820403149.

AND WHEREAS in terms of the said Deed of partition, while the said Jibon Bandhu Mitra was in possessing his portion of the said property died on 25.09.2009 leaving behind his wife Durga Mitra and one son Dipankar Mitra as his legal heirs and successors who jointly inherited the estate of Jibon Bandhu Mitra under Hindu Succession Act, 1956.





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**AND WHEREAS** the said Durga Mitra died on 02.02.2020 intestate leaving behind him her only son Dipankar Mitra as his legal heirs and successors who inherited the estate of Durga Mitra according to the Dayabhaga School of Hindu Law.

**AND WHEREAS** by virtue of inheritance the said Dipankar Mitra has inherited of 1/2 share of ALL THAT piece and parcel of bastu land area measuring 2 (two) cottahs 5 (five) Chittaks more or less alongwith three storied building lying and situated at Premises No. 38D, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027 being Assessee No. 110820403149.

**AND WHEREAS** one Hriday Bandhu Mitra was seized and possessed of and sufficiently entitled to 1/2 share of ALL THAT piece and parcel of bastu land area measuring 2 (two) cottahs 5 (five) Chittaks more or less alongwith three storied building lying and situated at Premises No. 38D, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027 morefully and specifically described in the Schedule thereunder written by virtue of Deed of Partition dated 06.05.1980 which was duly registered in the office of District Sub-Registrar Alipore and entered in Book No. I, Volume No. 95, Pages No 21-42 Being No. 3414 for the year 1980.

**AND WHEREAS** the said Hriday Bandhu Mitra mutated his name as the recorded owner in the records of Kolkata Municipal Corporation and have been paying taxes regularly in respect of Premises No. 38D, Chetla Road, Kolkata - 700027 being Assessee No. 110820400756.

**AND WHEREAS** the said Hriday Bandhu Mitra's daughter namely Sudakshina Basu died on 10.08.2011 intestate leaving behind only son Tamoghna Basu and her father Hriday Bandhu Mitra and her mother Chitralekha Mitra as her legal heirs and successors who inherited the estate of Sudakshina Basu according to the Dayabhaga School of Hindu Law.

**AND WHEREAS** in terms of the said Deed of partition, while the said Hriday Bandhu Mitra was in possessing his portion of the said property died on 06.07.2014 leaving behind his wife Chitralekha Mitra and one son Dhruba Jyoti Mitra and one grandson namely Tamoghna Basu as his legal heirs and successors who jointly inherited the estate of Hriday Bandhu Mitra under Hindu Succession Act, 1956.

**AND WHEREAS** by virtue of inheritance the said Chitralekha Mitra, Dhruba Jyoti Mitra, Tamoghna Basu have inherited 1/2 share of ALL THAT piece and parcel of bastu land area measuring 2 (two) cottahs 5 (five) Chittaks more or less alongwith three storied building lying and situated at Premises No. 38D, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027 being Assessee No. 110820400756.

**AND WHEREAS** the said Dipankar Mitra, Dhruba Jyoti Mitra, Tamoghna Basu and Swapan Kumar Dey duly amalgamated their aforesaid two premises into one single premises by filing a declaration before the Kolkata Municipal Corporation and after such amalgamation the aforesaid two properties merged with each other having one single premises being known and numbered as Municipal Premises No. 38D, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027 within the limit of Ward No. 82 of Kolkata Municipal Corporation



containing land measuring about 3 (three) Cottahs 11 (eleven) Chittaks 7 (seven) sq.ft. be the same a little more or less alongwith three storied building standing thereon measuring about 7965 sq.ft. (measuring 2655 sq.ft. each floor) alongwith tenants or part thereon by virtue of said Deed of Amalgamation which was registered in the office of the DSR - III, South 24-Parganas. Recorded in Book No. I, Volume No. 1603-2023, Pages from 141214 to 141238, Being No. 160304683 for the year 2023.

**AND WHEREAS** by a Deed of Gift dated 19.04.2023 made by Chitralekha Mitra unto in favour of her son Dhruba Jyoti Mitra and registered in the office of D.S.R.-III, South 24-Parganas, and recorded in Book No. I, Volume No. 1603-2023, Pages 155722 to 155739, being Deed No. 160305280 for the year 2023, the said Chitralekha Mitra transferred **ALL THAT** piece and parcel of the undivided 1/6<sup>th</sup> share (undivided 1/3<sup>rd</sup> share of undivided 1/2 share) of **ALL THAT** piece and parcel of bastu land area measuring 2 (two) cottahs 5 (five) Chittaks more or less i.e. **Gifted land area 277.5 sq.ft.** alongwith three storied building measuring about 4995 sq.ft. (each floor measuring 1665 sq.ft.) i.e. **total Gifted structure area 832.5 sq.ft. (each floor 277.5 sq.ft.)** lying and situated at Premises No. 38D, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027 being Assessee No. 110820400756, morefully and specifically mentioned in the Second Schedule thereunder written in favour of her son Dhruba Jyoti Mitra by way of gift absolutely and forever.

**AND WHEREAS** the party of the first part No. 1, 2 and 3 have been paying taxes regularly in respect of Premises No. 38D, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla,

Kolkata - 700027 being Assessee No. 110820403149 and Assessee No. 110820400756 respectively.

**AND WHEREAS** the party of the First Part No. 1,2 and 3 are absolute seized and possessed of **ALL THAT** piece and parcel of bastu land area measuring 2 (two) cottahs 5 (five) Chittaks more or less alongwith three storied building standing thereon measuring about 1665 sq.ft. lying and situated at 38D, Chetla Road K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027 within the limit of Ward No. 82 of Kolkata Municipal Corporation being Assessee No. 110820403149 and Assessee No. 110820400756 respectively together with easement right thereto alongwith tenants, morefully and specifically described in the First Schedule hereunder written.

**AND WHEREAS** one Smt. Nanda Rani Dasi wife of Late Nagendra Nath Dey was the recorded owner of a plot of land measuring an area about 1 (one) Cottah, 6 (six) Chittaks and 7 (seven) square feet more or less, along with tile shed structure standing thereon lying and situated and being premises No. 38C, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027 and enjoying the absolute owner without any kind of claim and/or demand from any corner.

**AND WHEREAS** while having seized and possessed the aforesaid plot of land with structure thereon, the said Smt. Nanda Rani Dasi by virtue of Bengali Kobala sold, transferred and conveyed the aforesaid plot of land measuring an area about 1 (one) Cottah, 6 (six) Chittaks and 7 (seven) square feet more or less, along with tile shed structure standing thereon lying and situated and being premises No. 38C, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027 unto and in favour of Sri



Swapan Kumar Dey son of Anil Kumar Dey and the said Deed was duly registered in the office of D.R. Alipore and recorded in Book No. 1, Volume No. 33, Page from 244 to 250, Being No. 10275, for the year 1982 for the consideration mentioned therein and delivery the khas possession in favour of land owner therein and present First Party No. 4 herein.

**AND WHEREAS** the said Swapan Kumar Dey mutated his name as the recorded owner in the records of Kolkata Municipal Corporation and have been paying taxes regularly in respect of Premises No. 38C, Chetla Road, Kolkata - 700027 being Assessee No. 110820400744.

**AND WHEREAS** the party of the First Party No. 4 is absolute seized and possessed of ALL THAT piece and parcel of bastu land measuring an area about 1 (one) Cottah, 6 (six) Chittaks and 7 (seven) square feet more or less, along with tile shed structure standing thereon lying and situated and being premises No. 38C, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027, being Assessee No. 110820400744 including tenants together with easement right thereto, morefully and specifically described in the Second Schedule hereunder written.

**AND WHEREAS** said Dipankar Mitra, Dhruva Jyoti Mitra, Tamoghna Basu and Swapan Kumar Dey became the joint owners of the aforesaid property i.e. ALL THAT Piece and Parcel of revenue paying amalgamated plot of Bastu land ad-measuring total area of 3 (three) Cottahs 11 (eleven) Chittaks 7 (seven) sq.ft. be the same a little more or less alongwith three storied building standing thereon measuring about 7965 sq.ft. (measuring 2655 sq.ft. each floor) alongwith tenants lying and situate at being

premises No. 38D, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, Assessee being No. 110820400756 P.O. Alipore, P.S. Chetla, Kolkata - 700027 within the limit of Ward No. 82 of Kolkata Municipal Corporation under the jurisdiction of A.D.S.R. Alipore, District South 24-Parganas morefully described in the Third Schedule hereunder written (hereinafter referred to as the said property or the said premises) and since then the aforesaid joint owners have been possessing the same uninterruptedly by doing all acts of ownership and paying taxes regularly.

**AND WHEREAS** the owners herein declare that the said property is free from all encumbrances, charges, liens and attachments, and there is no notice in existence respecting acquisition or requisition thereof by any Governmental or Semi Governmental Authorities or statutory or any other authorities, in fact.

**AND WHEREAS** pursuant to the said proposal of the developer the party of the Second part, and the owners, the party of the First part herein have agreed to cause to effect construction of a Multi-storied building upon the aforesaid plot of land for consideration as described hereinafter in details and the Developer, the party of the Second Part hereto has agreed to develop the said plot of land construction a Multi-storeyed building thereon as per terms and conditions hereinafter written.

**AND WHEREAS** having no requisite fund, experience or workmanship the owner herein ultimately decided to place the responsibility for development of the said property to a competent person or persons having adequate experience, goodwill workmanship and financial means to undertake the responsibility



for construction of the proposed building till completion over the said property.

**AND WHEREAS** the Developer herein took inspection of the said property and the said Developer agreed to take the responsibility for development of the said property by raising multi - storied building/building after demolishing the existing structure standing thereon till completion at its own costs and expenses.

**AND WHEREAS** it has been further agreed by and between the parties that immediately on execution of this presents the owners shall hand over vacant possession of the said property in favour of the Developer herein and in consideration of the such costs and expenses the developer to appropriate the sale proceed of the existing structure and the developer shall also bear the cost of demolition and sale all structure materials.

**ON OR BEFORE THE EXECUTION OF THIS AGREEMENT**  
**THE OWNERS HEREIN HAVE ASSURED AND REPRESENTED**  
**THE DEVELOPER AS FOLLOWS**

- a) At present owners herein is the sole and absolute owners ALL THAT Piece and Parcel of revenue paying amalgamated plot of Bastu land ad-measuring total area of 3 (three) Cottahs 11 (eleven) Chittaks 7 (seven) sq.ft. be the same a little more or less alongwith three storied building standing thereon measuring about 7965 sq.ft. (measuring 2655 sq.ft. each floor) alongwith tenants lying and situate at being premises No. 38D, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, Assessee being No. 110820400756, P.O. Alipore, P.S. Chetla,

**Kolkata - 700027 within the limit of Ward No. 82 of Kolkata Municipal Corporation under the jurisdiction of A.D.S.R. Alipore, District South 24-Parganas which is morefully and particularly described in the Third Schedule hereunder written.**

- b) The above title of the owners of the said property is true and correct.
- c) The owners herein have paid all rates and taxes to the Kolkata Municipal Corporation and other outgoings and impositions in respect of the said property upto date till execution of this Agreement.
- d) The owners herein are in khas possession of the said property.
- e) There is no suit and/or legal proceedings and/or litigations pending in any Court involving the question of title to the said property or part thereof involving the owners neither there are any separate agreement/agreements with anyone else relating to the said property.
- f) There are no arrears of taxes and/or dues of the owners with the Income Tax, Wealth Tax, Gift Tax and/or other appropriate body or authorities that may affect the said property in any manner whatsoever. Neither the said property nor any part thereof has been attached under any Decree or Order of any Court of Law or due to Income Tax, Revenue or any other Public Demand.
- g) There are no impediments or bar under any Law or statute as on the date of this Agreement by which the owners are prevented from selling and transferring his right, title and



interest in the said property and as such the owners herein are entitled to execute the necessary deeds of conveyance in favour of the Developer herein and/or the Purchasers of the Developer's Allocations as the case may be, in respect of the said proposed building. Further the owners herein have not in any way dealt with the said property whereby the right, title and interest of the owner herein as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.

- h) The said property or any part thereof is at present not affected by any requisition or acquisition or any alignment of any authority or authorities under any Law and/or otherwise nor any notice or intimation about any such proceedings have been received or come to the notice of the owners herein and tenants.
- i) The said property is free from all sorts of mortgages, charges, loan, lien, lispendences, attachments, acquisitions, requisitions and any other encumbrances whatsoever.
- j) The owners herein is fully and sufficiently entitled to enter into this Agreement.

Relying upon the aforesaid representations and believing the same to be true and accordingly the Developer herein has agreed to develop the said property by constructing multi storied building and do the works on the terms and conditions hereunder written.

## 2. DEFINITIONS :

The terms in these presents shall unless contrary or repugnant to the context mean and include the following :

- 2.1 **OWNERS** : shall mean (1) **DIPANKAR MITRA** (PAN : **AHOPM8553B** and Aadhaar No. 5377-4594-9187) son of Late Jiban Bandhu Mitra, by faith Hindu, by Nationality Indian, by occupation - Service, residing at 38D, Chetla Road, P.O. Alipore, P.S. Chetla, Kolkata - 700027, (2) **DHRUBA JYOTI MITRA** (PAN : **ACYPM4898G** and Aadhaar No. 9422-7139-9410) son of Late Hriday Bandhu Mitra, by faith Hindu, by Nationality Indian, by occupation - Service,, residing at 38D, Chetla Road, P.O. Alipore, P.S. Chetla, Kolkata - 700027, (3) **TAMOGHNA BASU** (PAN : **EULPB9883D** and Aadhaar No. 4777-0748-2737) son of Patranga Basu, grandson of Late Hriday Bandhu Mitra, by faith Hindu, by Nationality Indian, by occupation - Student, residing at 47, Hospital Link Road, Santoshpur, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075 and (4) **SWAPAN KUMAR DEY** (PAN : **ACNPD9769J** and Aadhaar No. 2521-5577-5484) son of Late Anil Dey, by faith Hindu, by Nationality Indian, by occupation - Retired Person, residing at 38C, Chetla Road, P.O. Alipore, P.S. Chetla, Kolkata - 700027.
- 2.2 **DEVELOPER** shall **M/S. PIONEER CONSTRUCTION**, proprietor ship firm having its registered office at 44, Chetla Road, P.O. Alipore, P.S previously Alipore at present Chetla, Kolkata 700027, District- South 24 Parganas, represented by its sole proprietor namely **SRI TARAK SINGHA ROY** (PAN **AWUPS5128D**, Aadhaar No.9793-7185-4050) son of late Panchanan Singha Roy, by faith Hindu by occupation



business, Nationality-Indian, residing at B/45/H/2, Chetla Road, P.O. Alipore, P.S. previously Alipore at present Chetla, Kolkata 700027, District- South 24 Parganas.

- 2.3 **ADVOCATE** : shall mean the Advocate as nominated by the Developer herein to act on behalf of the Developer and Advocate duly nominated by the owner for his Allocation as per sweet-will.
- 2.4 **THE SAID PROPERTY** : shall mean ALL THAT Piece and Parcel of revenue paying amalgamated plot of Bastu land ad-measuring total area of 3 (three) Cottahs 11 (eleven) Chittaks 7 (seven) sq.ft. be the same a little more or less alongwith three storied building standing thereon measuring about 7965 sq.ft. (measuring 2655 sq.ft. each floor) alongwith tenants lying and situate at being premises No. 38D, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, Assessee being No. 110820400756 P.O. Alipore, P.S. Chetla, Kolkata - 700027 within the limit of Ward No. 82 of Kolkata Municipal Corporation under the jurisdiction of A.D.S.R. Alipore, District South 24-Parganas alongwith tenants morefully and particularly described in Third Schedule hereunder written.
- 2.5 **DEVELOPMENT AGREEMENT** : shall mean this Agreement with such modifications and/or alternations as may be mutually agreed upon.
- 2.6 **SAID PLAN** : shall mean the plan/s to be sanctioned by the Kolkata Municipal Corporation with such modification and/or alternations as may be required or which may be made and

prepared by the Developer from time to time in the said premises with the consent of owner herein.

- 2.7 **SAID BUILDING** : shall mean the building to be constructed at the said premises in accordance with the building plan sanctioned by the Competent Authority of multi storied building consisting of several self contained flats/apartments/units/car parking spaces and other spaces capable of being held and/or transfer and/or used and enjoyed independently of each other.
- 2.8 **ARCHITECT** : shall mean such qualified person/s who may be appointed by the Developer for the purpose of the undertaking the preparation of the building plan and causing the same to be sanctioned by competent sanctioning authority and also for carrying out supervision and management of the construction of the proposed building on the said premises.
- 2.9 **UNIT** : shall mean and include the flats and other constructed area in the proposed building, which is capable of being exclusively owned, used and/or enjoyed by any unit owner.
- 2.10 **COMMON AREAS & FACILITIES** : shall mean and include such common areas and installations in the; building and the premises after the development, like stair, stair cases, ultimate roof landings, passages, path ways, water pump and common electric meter space and plumbing installations as may be decided and/or provided by the Developer.
- 2.11 **FORCE MAJURE** : shall include nature calamities, Act of God, flood, Earthquake, Riot, War, Storm, Tempest, Civil Commotion, Civil War, Air Raid, Strike, Notice, Injunction or



Prohibitory order from K.M.C. (not due to deviation from plan by the Developer) or any other statutory body or any Court, Government Regulations, new and/or changes in any Municipal or other Rules, Laws or Policies affecting or likely to affecting or likely to affect the project or any part or portion thereof shortage of essential commodities in the market and/or any circumstances beyond the control the Developer.

2.12 **FLAT OWNERS** : shall according to its context, mean all persons who acquired and own different unit/s in the proposed building including the owner.

2.13 **PROPORTION** : with all its cognate variations shall mean such ratio, the built up area of any unit or units be in relation to the built up areas of all the units in the proposed building.

2.14 The Words importing singular shall include plural and vice-versa, words importing masculine gender shall include feminine gender and neuter gender shall include masculine and neuter gender and similarly words importing neuter gender shall include masculine and feminine genders.

### 3. **DEVELOPMENT RIGHTS AND COMMENCEMENT :**

This Agreement is effective from the date of execution of this agreement and shall remain valid till such time all the flats of the Developer allocation are sold to the Purchasers of the Developer and handed over to the Owner's Allocation to Owners herein.

### 4. **PERMISSION TO CONSTRUCT :**

In consideration of the terms and conditions herein after provided and subject to the terms and conditions as are herein contained the owner hereby grant exclusive right of Development of the said premises whereby and where under the Developer shall be entitled to and is hereby authorized and empowered to construct, erect and complete the proposed building in the said premises. The Developer will be solely responsible for construction according to the sanctioned/approved plan and also for the quality of materials, structure, erection, design etc.

5. **PLAN & LICENCE :**

5.1 The Developer shall prepared through its Architect the building plan and sanctioned building plan in the name of the owners herein and for the purpose of sanctioning of the said plan the Developer entitled and obtained all necessary permissions approval and/or sanctions as necessary or required from time to time.

5.2 The Owners hereby agreed to sign the said building plan and all other necessary papers as may be required from time to time to enable the Developer for smooth raising of the present construction work.

6. **CONSTRUCTION :**

6.1 Owners hereby authorize and empower the Developer herein and the Developer hereby agrees and undertakes to construct, erect and complete the said building in accordance with the sanctioned building plan sanctioned by the Kolkata Municipal Corporation with all internal and external services



amenities fittings and fixtures, etc. The Developer shall have right to raised a extra floor and the owners will get 50% share of the said extra floor and shall have no right to raised any objection to that construction.

- 6.2 It is hereby agreed by and between the parties hereto that the said building shall be constructed, erected and completed in accordance with specification morefully and particularly described in Sixth Schedule hereunder written as approved by the Architect.
- 6.3 The entire cost of construction, erection, amenities in connection thereto and completion of the said building to be constructed in the said premises as specified in the Fourth Schedule hereunder written including the area falling to the share of the owners' Allocation shall be borne by the Developer. Such costs shall include costs of all overheads regarding construction, price rise in the cost of materials used for construction, fees and charges payable to the Kolkata Municipal Corporation, updated Municipal Tax, fees and charges payable to the Kolkata Municipal Corporation and any other charges/taxes payable to Revenue Authority, Architects and Engineers in respect of the construction, costs for the purpose of obtaining licenses. The owners shall bear and pay the cost for installations of electric meter, connections, security deposits for the electric meter proportionately in respect of the owners' Allocation and proportionate cost of the Generator and its accessories, if any, installed in the said building. But the cost will be the actual payable amount to the conveying authority.

6.4 Unless prevented by the Kolkata Municipal Corporation or any Government Agency or by any order from competent Court of law and the Developer shall complete the construction of the said building within 24 months thus further 6 months to be extended from date of sanction of building plan and also deliver the physical possession of the owner allocation to the owner herein. The time stipulation in this regards shall be the essence of contract.

**7. OWNERS' ALLOCATION :**

7.1 If the building plan of multistoried building sanctioned by the K.M.C after completion of the construction of the multi storied building the owner herein shall be entitled to get 50% of the proposed building including the common facilities together with all amenities to be allotted to the owner herein morefully described in Second Schedule hereunder written and if the competent authority sanction any additional floor above multi storied building, then the owner is entitled to get 50% of the additional floor.

**8. DEVELOPER'S ALLOCATION**

8.1 Save and except the above said constructed area specified the Owners' allocation the Developer shall be exclusively entitled to the balance constructed area in the proposed building morefully described in third Schedule after allotting the owners' Allocation to the Owners herein together with the proportionate undivided impartible share and/or interest in the land in the said building proportionate to the Developer's Allocation as sanctioned by the Kolkata Municipal Corporation as per prevailing building rules and regulations.



## 9. OWNERS' OBLIGATION

- 9.1 simultaneously with execution of this agreement the Owners shall handover the Xerox copies of all deeds and documents of title and other papers relating to the said premises to the Developer herein under accountable receipt. The owners shall produce the original deeds and all documents to the Developer as and when required for the purpose of building sanctioned plan by the authorized representatives of the owners and after completion of work the developer shall return the same to the owners. After completion of the building the owners shall return all original deeds and documents to the Developer.
- 9.2 The Owners shall execute and register a Development Power of Attorney in favour of the Developer herein in terms and conditions of this Agreement to execute sale, transfer flats, car parking space and other spaces of the building for Developer's Allocation to the purchaser/s of developer and to act all the necessary dealing with related authorities on behalf of the land owner.
- 9.3 The Owners herein shall handover the vacant physical possession of the said premises immediately after execution of these presents to the Developer herein by evicting the tenants. In that event the Developer shall bear the shitting charges of Owners herein regularly till the handing over the physical possession of the owners' allocation at first.
- 9.4 The Owners shall sign and execute all necessary applications papers documents and to do all such acts deeds and things as the Developer may require in order to legally and effectually,

vest in the Developer or the Purchaser of the Developer's Allocation in the said premises and completing the construction erection and completion of the said building in accordance with the sanctioned building plan.

- 9.5 The Owners hereby undertake that he will not cause any hindrance in the construction of the said building at the said premises and further undertake not to take any action whereby and where under smooth construction of the said building is disturbed unless the Developer creates anything detrimental to the development or the interest of the owners.
- 9.6 The owners shall or may enter into agreement for sale or transfer in respect of the Owners' Allocation only as stated hereinbefore, with the intended purchaser/s of their own choice.
- 9.7 The Owners shall not cancel or rescind this agreement till such time the said building is completed as stated in paragraph 6.4 in all respect and all the flats/units and other spaces are handed over to the Purchaser/s of the Developer's Allocation Provided however the Developer performs all his duties in terms of this Development Agreement.

10. **DEVELOPERS' OBLIGATIONS :**

- 10.1 The Owners shall put the Developer in physical possession of the said premises and the Developer shall have right to either upon the said premises and do soil testing, survey of the said premises and all other preparatory works, as may be necessary for preparation, submission, obtaining sanction of the building plan at the costs and expenses of the Developer.



- 10.2 The Developer shall complete the construction of the said building within the period of 24 months and further extended period of 6 months from the date of sanction building plan, however, due to force majeure or any other reasons beyond the control of the Developer.
- 10.3 The Developer shall handover the owners' Allocation to the owners herein after completing the construction of the building at first in all respect complete inhabitable condition including sanitary and other fittings as morefully described in Fourth Schedule. The Developer shall use good quality materials, fixtures and fittings for constructing the said building as prescribed by the architect.
- 10.4 The Developer after handing over the possession and registration of all flats and other spaces of the proposed building shall form an association of all flat owners and the owners shall render all co-operations in that respect.

11. **MISCELLANEOUS :**

- 11.1 Any notice required to be given by the owner or the Developer shall without prejudice to any other mode of service available be deemed to have been served either on the owner or the Developer if delivered by hand duly acknowledged or sent by the prepaid registered post with acknowledgement due and be deemed to have been served on the owners or the Developer and shall be deemed to have been served on the Developer if sent to the Principal/Registered Office of the Developer.

11.2 None of the parties hereto shall do any act, deed or thing whereby and where under the other the other parties are prevented from enjoying and/or dealing with their respective allocation in terms of this Development Agreement.

11.3 Both the parties hereby covenant with each other to do all such other lawful acts deeds or things as may be reasonably required by the either of the parties for the purpose of giving effect to and/or implementing this Development Agreement.

## 12. **ARBITRATION AND JURISDICTION**

12.1 All disputes and differences between the parties hereto of opinion regarding the construction and/or touching the affairs of construction and/or interruption of any of the clauses of this Indenture shall be firstly decided by the parties hereto. If the same is not settled by them amicably the matter shall be referred to sole arbitration and the same shall be deemed to be referred within the meaning of the Arbitration and Conciliation Act, 1996 or any statutory modifications thereof. The said Arbitrator will decide the matter and give his award according to the provisions of Arbitration and Conciliation Act, 1996 which shall be conclusive and binding upon the parties hereto. If parties do not agree on the issue of sole Arbitrator then the provisions of the Arbitration and Conciliation Act, 1996 shall be followed.

12.2 The Court of Alipore and Hon'ble High Court at Calcutta shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.



### **13. POWERS AND AUTHORITIES**

To enable the Developer to specifically perform its obligations arising out of this Agreement, the owners hereby nominate, constitute and appoint the Developer and persons nominated by the Developer to be the true and lawful attorney of the owners, to do, execute and perform all or any of the following acts, deeds, matters and thins with respect to the said property;

1. To execute Deed of Conveyance in respect of Developer's Allocation only.
2. To sign and execute any Deeds instrument or document including deed of conveyance for the purpose of transferring of the said Property specifically under the Developer's Allocation only After the delivery of the owners' allocation as per the Development Agreement.
3. To accept the total consideration money of booking Advance of Payment regarding the Sell of flats and will deposit the same in Developer's Account as per Developer's Allocation only.
4. To execute, conveyance or conveyances in our names and as our acts and deeds in favour of the intending purchaser or purchasers of the said property in respect of conveyancing Developer's portion only and to present the said conveyance for registration before the competent registering authority. The Power of Attorney holder cannot sale the owners' allocation in any manner.

5. To instruct the Advocates/Lawyers for preparing and/or drafting such Deeds, Agreements, Documents and other such papers as may be necessary for the purpose of selling the said property regarding Developer's allocation mentioned in Development Agreement.
6. To execute and/or negotiate and/or entering into any agreements for selling the property on our behalf remaining Developer's allocation mentioned in the Development Agreement.
7. To execute and sign Agreement, Memorandum of Understanding with a view to sale of the said property regarding Developer's allocation only.
8. To appear and represent me before any notary, Judicial Magistrate, Metropolitan Magistrate, Kolkata Municipal Corporation, and other officer or officers or authority or authorities having jurisdiction concerning the said property relating to the Developer's portion.
9. To prepare, sign, submit, application and receive building plan/site plan, amalgamation plan, amalgamation deed, amalgamation declaration, mutation certificate, municipal tax receipt, sewerage connection, water connection, drainage, mutation and completion certificates, electric connection and all other necessary permission to regularize the proposed building in our names and on our behalf to the K.M.D.A. and Kolkata Municipal Corporation and to appear and represent me before the said authorities and to get any rectification and/or modification of building plan/site plan,



amalgamation plan as proposed and sanctioned by the said Kolkata Municipal Corporation or any other department.


10. To represent me before Kolkata Municipal Corporation in all respect.

11. To commence, prosecute, enforce, defends, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the said property and to intimate us immediately in that respect failing which we will have no liability in the matter in any way whatsoever.

12. To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnama, warrant of attorney memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

13. To deposit documents and from any other person or authority and give valid receipts and discharge whereof and intimate us immediately. Right to appoint Civil Engineer, architect to look after the construction and development work and to appoint any person or persons concerned with supply of materials and to appoint any contractor for the construction work of the multi storied building as per Kolkata Municipal Corporation rules.

14. For all or any of the purpose herein before stated to appear and represent me before the authorities having jurisdiction and to sign execute and submit papers and documents excepting the sale deed or conveyance of the owners' allocation.



**AND WHEREAS** to do all acts, deeds and things in the name of the Owners and we hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do cause or to be done in or about the Schedule property as aforesaid.

**FIRST SCHEDULE ABOVE REFERRED TO**

**Belong to First Part No. 1, 2 and 3**

ALL THAT piece and parcel of bastu land area measuring 2 (two) cottahs 5 (five) Chittaks more or less alongwith three storied building standing thereon measuring about 4995 sq.ft. (measuring 1665 sq.ft. each floor) lying and situated at 38D, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027 within the limit of Ward No. 82 of Kolkata Municipal Corporation being Assessee No. 110820403149 and Assessee No. 110820400756 together with easement right thereto alongwith tenants, which is butted and bounded as follows :-

- ON THE NORTH** : Premises No. 40, Chetla Road;  
**ON THE SOUTH** : 17' ft. common passage;  
**ON THE EAST** : Premises No. 38E, Chetla Road;  
**ON THE WEST** : Premises No. 38C, Chetla Road;

**SECOND SCHEDULE ABOVE REFERRED TO**

**Belong to First Part No. 4**

ALL THAT piece and parcel of bastu land measuring an area about 1 (one) Cottah, 6 (six) Chittaks and 7 (seven) square feet more or less, alongwith three storied building standing thereon measuring about 2970 sq.ft. (measuring 990 sq.ft. each floor) alongwith tenants



lying and situated and being premises No. 38C, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027, being Assessee No. 110820400744 together with easement right thereto and butted and bounded as follows :-

- ON THE NORTH** : Premises No. 40, Chetla Road;
- ON THE SOUTH** : 17 ft. wide Common Passage
- ON THE EAST** : Premises No. 38D, Chetla Road;
- ON THE WEST** : Premises No. 38B, Chetla Road;

**THE THIRD SCHEDULE MENTIONED PROPERTY**

*(Amalgamated property i.e. Development Property )*

ALL THAT Piece and Parcel of revenue paying amalgamated plot of Bastu land ad-measuring total area of 3 (three) Cottahs 11 (eleven) Chittaks 7 (seven) sq.ft. be the same a little more or less alongwith three storied building standing thereon measuring about 7965 sq.ft. (ground floor measuring 2655 sq.ft. covered area, first floor measuring about 2655 sq.ft. covered area and 2<sup>nd</sup> floor measuring about 2655 sq.ft. covered area) alongwith tenants lying and situate at being premises No. 38D, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, Assessee being No. 110820400756, P.O. Alipore, P.S. Chetla, Kolkata - 700027 within the limit of Ward No. 82 of Kolkata Municipal Corporation under the jurisdiction of A.D.S.R. Alipore, District South 24-Parganas, and which is butted and bounded as follows :-

<b><u>ON THE NORTH</u></b>	:	Premises No. 40, Chetla Road;
<b><u>ON THE SOUTH</u></b>	:	17 ft. wide Common Passage
<b><u>ON THE EAST</u></b>	:	Premises No. 38E, Chetla Road;
<b><u>ON THE WEST</u></b>	:	Premises No. 38B, Chetla Road;

**FOURTH SCHEDULE ABOVE REFERRED TO**  
**(OWNER'S ALLOCATION)**

Owner herein shall be entitled to get 50% of the proposed building including the common facilities together with all amenities to be allotted to the owner herein.

**FIFTH SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

Shall mean the remaining floor i.e. 50%, flats, car parking space and other spaces as per sanctioned plan for the new building to be constructed at the said property including the common facilities which shall absolutely belonging to the Developer after providing for the owner's Allocation as aforesaid, under this agreement it being expressly agreed that this will not prevent the Developer from entering into any agreement for sale and transfer in respect of the Developer's Allocation.

**SIXTH SCHEDULE ABOVE REFERRED TO**

(Type of Construction and Specification)

**Super Structure** : R.C.C. pile towards ensuring high equality foundation, TMT Bar of 16 mm, 12 mm, 10 mm or 8 mm diameter together with utratech cement, full course sand, fresh stone chips and no



- 1 quality brick built along with outside wall, as per advice of appointed architect
- Walls** : 200 mm thick external walls, 125/75 mm thick internal walls.
- Flooring** : Marble flooring in bed room, living/dining, kitchen, toilet, store room, balcony and skirting in 3" high
- Internal Door** : Flush doors with chitkani;
- Main Door** : Flush doors with lock (Sal wood frame);
- Window** : Aluminium window.
- Internal Finish** : Plaster of paris (Putty) for inside walls and ceiling primer 2 coat.
- Painting** : One coat wood primer.
- External painting** : All external walls will be painted.
- Electrical** : Fully concealed wiring.
- Bed room** : Two light points, one fan point and one plug point.
- Entrance gate of the flat** : One light point, one bell point.
- Kitchen** : Black stone kitchen top and 2 feet height glaze tiles above the kitchen top, one light point, one exhaust fan point and one 15 Amp. plug point.

<b>Water</b>	:	From KMC water supply.
<b>Drawing dining</b>	<b>cum</b> :	Three light points, one fan points, two 5 Amp. plug points, one 18 Amp. plug point.
<b>Toilet</b>	:	One light point, one exhaust fan point, one 15 Amp plug point in one toilet.
<b>Balcony</b>	:	One light point.
<b>Toilet</b>	:	Glaze tiles up to six feet height fix European style sanitary ware, wash basin, concealed water line with bib cock.

**SEVENTH SCHEDULE ABOVE REFERRED TO:**

(Common areas /portions)

- 1) Entrance and exits to the said premises and the proposed building.
- 2) Boundary walls and main gate of the said premises and proposed building.
- 3) Drainage and sewerage lines and other installations for the same (except only those as are installed within the exclusive area of any office room and/or exclusively for its use.
- 4) Space underneath the stairs of the ground floor where meter, pumps and motors will be installed and electrical wiring and other fittings (excluding only those as are to be installed



- within the exclusive area of any office room and/or exclusively for its use).
- 5) Staircase and staircase landings, lobbies on all the floors, entrance lobby, darwan's room.
  - 6) Water supply system water pump and motor, water reservoir together with all common plumbing installations for carriage of water only those as are to be exclusively within and for the use of any unit) in the said building.
  - 7) Such other common parts, areas, equipments, installations, fittings, fixtures and space in or about the said premises and the said building as are necessary for passage and user of the flats/units/office room in common by the co-owners.
  - 8) Land underneath of the proposed building.
  - 9) Common bath cum privy in the ground floor of the proposed building.


**THE EIGHTH SCHEDULE ABOVE REFERRED TO**

(Common expenses)

On completion of the building, the owners, the developer and their nominees including the intending purchasers shall regularly and punctually pay proportionate share of the common expenses as fully described herein below :-

- 1) All costs for maintaining, operating, repairing, whitewashing, painting, decorating, redecorating, rebuilding, reconstructing, lighting the common portions of the said

building including the outer and external walls of the said building.

- 2) The salary of all persons employed for the common purposes including security personnel, sweepers, etc.
  - 3) All charges and deposits for supplies of common utilities to the co-owners in common.
  - 4) Municipal Tax water tax and other levies in respect of the said premises and the proposed building save those separately assessed on the purchasers.
  - 5) Costs of formation and operating the Association.
  - 6) Costs of running maintenance, repairing and replacement of pumps and other common installations including their license fees, taxes and other levies, if any.
  - 7) Electricity charges for the electricity energy consumed for the operation of common services. All other expenses, taxes, rates and other levies as are deemed by the Association as the case may be necessary if incidental or liable to be paid by the co-owners in common,
- 



**IN WITNESS WHEREOF** both the parties hereto abovenamed set and subscribed their respective hands and signature on this deed on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED** by the **OWNERS** at Kolkata in the presence of:

1. Sanjit Das  
101A, RAKHL DAS  
AUDDY ROAD KOL-27
2. Debesh K. Chatterjee  
Rambhadr Polchari  
PIN-743329  
South 2nd Fl (S)

1. Dipanjan Mukherjee
2. Shrinika Tyoh. Mitra
3. Jyotsna Bose
4. Anjan K. Das

**SIGNATURE OF OWNERS**

**SIGNED, SEALED & DELIVERED** by the **DEVELOPER** at Kolkata in the presence of:

1. Sanjit Das  
10A, RAKHL DAS  
AUDDY ROAD KOL-27
2. Debesh K. Chatterjee

PIONEER CONSTRUCTION

*[Signature]*  
Proprietor

**SIGNATURE OF DEVELOPER**

Drafted by

*[Signature]*

Advocate

*[Handwritten notes]*  
Advocate  
Kolkata

Thumb 1st Finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name ..DIPANKAR MITRA

Signature ..Dipankar Mitra

Thumb 1st Finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name ..DHRUBA...JYOTI MITRA

Signature ..Dhruba Jyoti Mitra

Thumb 1st Finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name ..YAMOGHA...BASU

Signature ..Yamogha Basu



Thumb 1st Finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name SWAPAN KUMAR DEY

Signature Swapan Kumar Dey

Thumb 1st Finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name TARAK SINHA ROY

Signature Tarak Sinha Roy

Thumb 1st Finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name Ranjit Hati

Signature Ranjit Hati



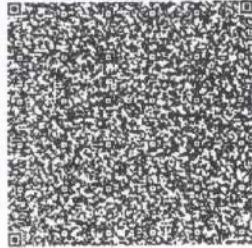
ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2992/12434/65180

To  
রঞ্জিত হাটী  
RANJIT HATI  
PANCHROL  
Bilbara  
East Midnapore West Bengal - 721447  
9051166711

Signature  
Valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

4175 0018 7415

VID : 9150 7462 9380 1463

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



রঞ্জিত হাটী  
RANJIT HATI  
জন্মতারিখ/DOB: 02/05/1987  
পুরুষ/ MALE

4175 0018 7415

VID : 9150 7462 9380 1463

আমার আধার, আমার পরিচয়



Government of India



তথ্য / INFORMATION

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের নয়
- আধার অনন্য এবং সুরক্ষিত।
- নিরাপদ কিউআর কোড / অফলাইন এআইএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন
- আধারের সমস্ত প্রকার যেমন আধার পত্র, পিডিসি কার্ড, ই-আধার এবং এম-আধার সমানভাবে বৈধ। ১২ বছরের আধার নম্বরের জন্মগত ভারতীয় আধার আইডেনটিটি (ডিআইডি) ব্যবহার করা যেতে পারে।
- ১০ বছরে অন্তত একবার আধার আপডেট করুন
- আধার আপনাকে বিভিন্ন সরকারি এবং বেসরকারি সুবিধা / পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নম্বর এবং ইমেল আইডি আপডেট রাখুন
- আধার পরিষেবাগুলি প্রাপ্ত করতে স্মার্টফোনে mAadhaar অ্যাপ ডাউনলোড করুন।
- নিরাপত্তা নিশ্চিত করতে আধার/বায়োমেট্রিক্সের লক/আনলক বৈশিষ্ট্যটির ব্যবহার করুন
- যে সংস্থাস্থলি আধার চাইছে তারা যথাযথ সন্মতি চাইতে বাধ্য
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non- Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

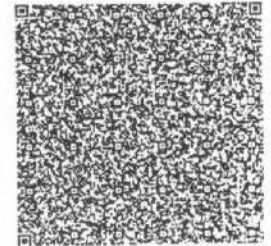


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India



ঠিকানা:  
পাঁচরোল, বিলবা, পূর্ব মেদিনীপুর,  
পশ্চিমবঙ্গ - 721447

Address:  
PANCHROL, Bilbara, East Midnapore,  
West Bengal - 721447



4175 0018 7415

VID : 9150 7462 9380 1463



1947



help@uidai.gov.in



www.uidai.gov.in



## Major Information of the Deed

Deed No :	I-1603-11996/2023	Date of Registration	09/08/2023
Query No / Year	1603-2001960123/2023	Office where deed is registered	
Query Date	01/08/2023 10:40:11 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RANJIT HATI ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027. Mobile No. : 7003712988, Status : Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 2,11,82,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,090/- (Article:48(g))		Rs. 60/- (Article:E, E, E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Chetla, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chetla Road.  
Premises No: 38D, , Ward No: 082 Pin Code : 700027

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 7 Sq Ft		1,58,05,625/-	Width of Approach Road: 17 Ft..
<b>Grand Total :</b>				<b>6.1004Dec</b>	<b>0 /-</b>	<b>158,05,625 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	7965 Sq Ft.	0/-	53,76,375/-	Structure Type: Structure

Gr. Floor, Area of floor : 2655 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 2655 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 2, Area of floor : 2655 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

	<b>Total :</b>	<b>7965 sq ft</b>	<b>0 /-</b>	<b>53,76,375 /-</b>	
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**Lord Details :****Name, Address, Photo, Finger print and Signature**

1	<b>DIPANKAR MITRA</b> Son of Late Jiban Bandhu Mitra 38D, Chetla Road, City:- , P.O:- Alipore, P.S:-Chetla, District:-South24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ahxxxxx3b, Aadhaar No: 53xxxxxxxx9187, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Pvt. Residence
2	<b>DHRUBA JYOTI MITRA</b> Son of Late Hriday Bandhu Mitra 38D, Chetla Road, City:- , P.O:- Alipore, P.S:-Chetla, District:-South24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: acxxxxx8g, Aadhaar No: 94xxxxxxxx9410, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Pvt. Residence
3	<b>TAMOGHNA BASU</b> Son of Patranga Basu 47, Hospital Link Road, City:- , P.O:- SANTOSHPUR, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: euxxxxx3d, Aadhaar No: 47xxxxxxxx2737, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Pvt. Residence
4	<b>SWAPAN KUMAR DEY</b> Son of Late ANIL DEY 38C, CHETLA ROAD, City:- Not Specified, P.O:- ALIPORE, P.S:-Chetla, District:-South24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxx9J, Aadhaar No: 25xxxxxxxx5484, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Pvt. Residence

**Developer Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>PIONEER CONSTRUCTION</b> 44, Chetla Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 , PAN No.: XXxxxxx0X, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Shri TARAK SINGHA ROY (Presentant)</b> Son of Late Panchanan Singha Roy 44, Chetla Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: awxxxxx8d, Aadhaar No: 97xxxxxxxx4050 Status : Representative, Representative of : PIONEER CONSTRUCTION (as proprietor)



er Details :

	Photo	Finger Print	Signature
<b>RANJIT HATI</b> son of Mr Ramakanta Hati Vill.- Billbara, City:- , P.O.- Panchrol, P.S:- Egra, District:-Purba Midnapore, West Bengal, India, PIN:- 721447			

Identifier Of DIPANKAR MITRA, DHRUBA JYOTI MITRA, TAMOGHNA BASU, Shri TARAK SINGHA ROY, SWAPAN KUMAR DEY

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	DIPANKAR MITRA	PIONEER CONSTRUCTION-1.5251 Dec
2	DHRUBA JYOTI MITRA	PIONEER CONSTRUCTION-1.5251 Dec
3	TAMOGHNA BASU	PIONEER CONSTRUCTION-1.5251 Dec
4	SWAPAN KUMAR DEY	PIONEER CONSTRUCTION-1.5251 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	DIPANKAR MITRA	PIONEER CONSTRUCTION-1991.25000000 Sq Ft
2	DHRUBA JYOTI MITRA	PIONEER CONSTRUCTION-1991.25000000 Sq Ft
3	TAMOGHNA BASU	PIONEER CONSTRUCTION-1991.25000000 Sq Ft
4	SWAPAN KUMAR DEY	PIONEER CONSTRUCTION-1991.25000000 Sq Ft

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

Presented for registration at 14:45 hrs on 07-08-2023, at the Private residence by Shri TARAK SINGHA ROY .

**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 2,11,82,000/-

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

Execution is admitted on 07/08/2023 by 1. DIPANKAR MITRA, Son of Late Jiban Bandhu Mitra, 38D, Chetla Road, P.O: Alipore, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Service, 2. DHRUBA JYOTI MITRA, Son of Late Hriday Bandhu Mitra, 38D, Chetla Road, P.O: Alipore, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Service. 3. TAMOGHNA BASU, Son of Patranga Basu, 47, Hospital Link Road, P.O: SANTOSH PUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 4. SWAPAN KUMAR DEY, Son of Late ANIL DEY, 38C, CHETLA ROAD, P.O: ALIPORE, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Retired Person

Indetified by Mr RANJIT HATI, , , Son of Mr Ramakanta Hati, Vill.- Billbara, P.O: Panchrol, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721447, by caste Hindu, by profession Service

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

Execution is admitted on 07-08-2023 by Shri TARAK SINGHA ROY, proprietor, PIONEER CONSTRUCTION, 44, Chetla Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027

Indetified by Mr RANJIT HATI, , , Son of Mr Ramakanta Hati, Vill.- Billbara, P.O. Panchrol, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721447, by caste Hindu, by profession Service

Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 08-08-2023

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 60.00/- ( E = Rs 28.00/- ,H = Rs 28.00/- .M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/08/2023 6:36PM with Govt. Ref. No: 192023240157837401 on 05-08-2023, Amount Rs: 28/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 327416956 on 05-08-2023, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,070/- and Stamp Duty paid by online = Rs 40,070/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/08/2023 6:36PM with Govt. Ref. No: 192023240157837401 on 05-08-2023, Amount Rs: 40,070/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 327416956 on 05-08-2023, Head of Account 0030-02-103-003-02



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

**On 09-08-2023**

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 60.00/- ( E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,070/- and Stamp Duty paid by Stamp Rs 20.00/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 35439, Amount: Rs.20.00/-, Date of Purchase: 30/06/2023, Vendor name: J Chatterjee



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 329390 to 329433

being No 160311996 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.08.09 16:14:32 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/08/09 04:14:32 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)