

29/2/24

F-2493/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 467266

29/02/24
 Ce - 2/11/195

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

[Signature]
 District Sub-Register-III
 Alipore, South 24-parganas

DEVELOPMENT AGREEMENT

22/02/2024

THIS DEVELOPMENT AGREEMENT is made on this the 22nd, day of February 2024 (Two Thousand and Twenty Four)

BETWEEN

7658

07 FEB 2024

No..... ₹ 100/- Date.....

Name :..... Tapan Kumar Kar & ors.
Address :..... 57/AA, Prince Golem Hossain Shah &
KOL-32

Vendor :.....

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-32



Somyadweep Datta
S/O Late Sukumar Datta
190, Santoshpur East Road,
KOL-75.
P.S. - Survey Road
P.O. - Santoshpur.

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
22 FEB 2024

(1) SRI TAPAN KUMAR KAR, PAN: AUZPK4660M, Aadhaar No.4910 8052 9977, Voter's ID No.ZZC-17-32031, Son of Late Dinesh Chandra Kar, by religion : Hindu, by occupation : Retired, by nationality : Indian, (2) SRI TARUN KUMAR KAR, PAN : AGAPK4293K, Aadhaar No.3897 3058 0716, Voter's ID No.WB-2315133367, Son of Late Dinesh Chandra Kar, by religion: Hindu, by occupation: Retired, by nationality: Indian, (3) SRI TUSHAR KAR, PAN : ARFPK4685F, Aadhaar No.3433 3687 7015, Voter's ID No. WB-23-151/33367, Son of Late Dinesh Chandra Kar, by religion : Hindu, by occupation : Business, by nationality : Indian, owner Nos. 1 to 3 are residing at 57/4A, Prince Golam Hossain Shah Road, Post Office : Jadavpur, Police Station : Jadavpur, Kolkata 700032, District : South 24 Parganas, (4) SMT. JYOTSNA ROY, PAN : AHEPR6789E, Aadhaar No.5645 8907 7888, Voter's ID No. LMW-4877403, Wife of Late Prodyut Roy, Daughter of Late Dinesh Chandra Kar, by religion Hindu, by occupation : Housewife, by nationality: Indian, residing at 11C, Shibaji Road, Post Office: Baghajatin, Police Station : Jadavpur, Kolkata : 700032, District : South 24-Parganas, (5) SMT. PRATIMA MAJUMDAR, PAN : APXPM4074L, Aadhaar No.8968 1720 2628, Voter's ID No. WB/23/151/333408, Wife of Sri Anjan Majumder, Daughter of Late Dinesh Chandra Kar, by religion : Hindu, by occupation : Housewife, by nationality : Indian, residing at 114F/1J, Selimpur Road, Post Office : Dhakuria, Police Station : Lake, Kolkata : 700031, District : South 24 Parganas AND (6) SMT. SUMITA PAL, PAN : AROPP7119A, Aadhaar No.8219 3471 3337, Voter's ID No. LFB0883967, Wife of Late Swapan Pal, Daughter of Late Dinesh Chandra Kar, by religion Hindu, by occupation Housewife, Citizen Indian, residing at 8/19A, Netaji Nagar, Post Office : Regent Park,

Police Station : Netaji Nagar, Kolkata : 700092, District : South 24 Parganas hereinafter jointly called and referred to as the "LAND OWNERS" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assignees) of the ONE PART;

AND

M/S. J.K. CONSTRUCTION, a Sole Proprietorship firm , having it's registered Office at 19B, Lake East 6th Road, Post Office : Santoshpur, Police Station : formerly Purba Jadavpur, at present Survey Park, Kolkata 700075, in the District of South 24-Parganas, represented through it's sole Proprietor namely SRI KINKAR DAS, PAN No.AGIPD2428D, Aadhaar No. 2364 1772 1831, Son of Late Adhir Chandra Das, by religion : Hindu, by occupation : Business, by nationality : Indian, residing at 2, Kabi Sukanta Lane, Post Office : Santoshpur, Police Station formerly Purba Jadavpur, at present Survey Park, Kolkata : 700075, District : South 24 Parganas hereinafter called and referred to as the "DEVELOPER/CONTRACTOR" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, administrators, legal representatives, successor-in- office, successor-in-interest and assignees) of the OTHER PART;

WHEREAS one Prafulla Kumar Basu, Son of Late Sashi Kumar Basu, a resident of 74, Bondel Road, Police Station Ballygunge, District 24 Parganas was the sole and absolute owners of the land measuring about 4(four) Cottahs 8(eight) Chittaks 37 (thirty seven) Square feet be the same a little more or less, under District Collectorate Touzi No. 151 of Touzi No. 152, J.L. No.39, Re : Su No.42, under C.S. Dag No.863/130 of R.S. Khatian No.801 of Mouza Arakpur, within the former Sub Registrar Office at Alipore at present Sealdah, District Sub Registration Office No. V at Alipore, which is at present within the jurisdiction of Kolkata Municipal Corporation, under Ward No.95 under Assessee No.21-095-07-0121-3 and being Kolkata Municipal Corporation Premises No.57/44, Prince Golam Hossain Shah Road, Kolkata 700032 under Police Station Jadavpur, in the District of South 24 Parganas, more fully described in the First Schedule hereunder written, hereinafter called and referred to as the "SAID LAND" along with the other properties.

AND WHEREAS while said Prafulla Kumar Basu, was sufficiently seized and possessed the First Schedule property hereunder written, by virtue of a registered Deed of Conveyance dated 14.05.1956 sold conveyed and transferred the aforesaid total land measuring about 4(four) Cottahs 8(eight) Chittaks 37 (thirty seven) Square feet, be the same a little more or less, under District Collectorate Touzi No.151 of Touzi No. 152, J.L. No.39, Re: Su No.42, under C.S. Dag No.863/130 of R.S. Khatian No.801 of Mouza Arakpur, within the former Sub Registrar Office at Alipore at present Sealdah,

District Sub Registration Office No. V at Alipore, more fully described in the First Schedule hereunder written unto and in favour of Smt. Ava Rani Kar, since deceased, the mother of the land owners i.e. the party of the one part herein, for the valuable consideration mentioned therein and delivered possession thereof.

AND WHEREAS the said registered Deed of Conveyance dated 14.05.1956 has been duly executed and registered in the Office of the District Sub Registrar Office at Alipore, formerly Behala, 24 Parganas and duly recorded in Book No. I, Volume No.29 pages No.4 to 11, to Being No. 1726 for the year 1956.

AND WHEREAS subsequently said Smt. Ava Rani Kar, smce deceased, further purchased a strip of land measuring about 16 (sixteen) Chittaks 00 (zero) Square feet. i.e.01 (one) Cottah 00(zero) Chittak 00 (zero) Square feet be the same a little more or less more or less under Re: Su No.42, Touzi No.151, J.L. No.19, under C.S. Dag No.863/130 of Mouza Arakpur, from the then owner namely Sri Prafullya Kumar Basu, Son of Late Sashi Kumar Basu of 74, Badar Road by a registered Deed of Conveyance dated 09.11.1960.

AND WHEREAS the aforesaid registered Deed of Conveyance dated 09.11.1960 has been duly executed and registered in the office of the Sub Registrar Office at Alipore Sadar and duly recorded in Book No. I, Volume No. 138, pages 124 to131, Being No. 8407 for the year 1960.

AND WHEREAS accordingly the said Ava Rani Kar, since deceased, became the sole and absolute owner of two contiguous adjacent plot of land measuring about 04(four) Cottahs 08(eight) Chittaks 37 (thirty seven) Square feet more or less and the adjacent land measuring about 16(sixteen) Chittaks 00 (zero) Square feet i.e. 01(one) Cottah 00 (zero) Chittak 00 (zero) Square feet be the same a little more or less i.e. total land measuring about 05(five) Cottahs 08(eight) Chittak 37 (thirty seven) Square feet be the same a little more or less and started enjoying the same by paying taxes thereof.

AND WHEREAS after the aforesaid purchased said Smt. Ava Rani Kar, since deceased, the mother of the land owners i.e. the party of the one part herein, duly mutated her name with the records of the Kolkata Municipal Corporation, under Assessee No.21- 095-07-0121-3 whereby the said property has been known and numbered as Kolkata Municipal Corporation Premises No. 57/4A, Prince Golam Hossain Shah Road, Jadavpur, Kolkata : 700032 under Police Station Jadavpur, in the District of South 24 Parganas and constructed a one and half storied building standing thereon.

AND WHEREAS subsequently said Smt. Ava Rani Kar died intestate on 29.01.2006, leaving behind him, her husband namely (1) Dinesh Chandra Kar, since deceased, three sons namely (2) Sri Tapan Kumar Kar, (3) Sri Tarun Kumar Kar, (4) Sri Tushar Kar and three daughters namely (5) Smt. Jyotsna Roy, (6) Smt. Pratima Majumder and

(7) Smt. Sumita Pal, the land owners i.e. the party of the one part herein, as her legal heirs or representatives. Accordingly after the demise of said Smt. Ava Rani Kar in accordance with the Hindu Law of Succession her aforesaid husband (1) Dinesh Chandra Kar, since deceased, three sons namely (2) Sri Tapan Kumar Kar, (3) Sri Tarun Kumar Kar, (4) Sri Tushar Kar and three daughters namely (5) Smt. Jyotsna Roy, (6) Smt. Pratima Majumder and (7) Smt. Sumita Pal, the land owners i.e. the party of the one part herein, became the joint owners of the aforesaid property by way of inheritance.

AND WHEREAS subsequently said Dinesh Chandra Kar, died intestate on 25.03.2010, leaving behind his three sons namely (1) Sri Tapan Kumar Kar, (2) Sri Tarun Kumar Kar, (3) Sri Tushar Kar and three daughters namely (4) Smt. Jyotsna Roy, (5) Smt. Pratima Majumder and (6) Smt. Sumita Pal, the land owners i.e. the party of the one part herein as her legal heirs or representatives. Accordingly after demise of said Sri Dinesh Kar in accordance with the Hindu Law of Succession his aforesaid three sons namely (1) Sri Tapan Kumar Kar (2) Sri Tarun Kumar Kar, (3) Sri Tushar Kar and three daughters namely (4) Smt. Jyotsna Roy, (5) Smt. Pratima Majumder and (6) Smt. Sumita Pal, the land owners i.e. the party of the one part herein, became the joint owners of the aforesaid property by way of inheritance.

AND WHEREAS accordingly by way of inheritance said 1) Sri Tapan Kumar Kar, (2) Sri Tarun Kumar Kar, (3) Sri Tushar Kar (4) Smt. Jyotsna Roy, (5) Smt. Pratima Majumder and (6) Smt. Sumita Pal, the land owners i.e. the party of the one part herein become the joint and absolute owners of the aforesaid property being ALL THAT piece and parcel of a land measuring about 05(five) Cottahs 08(eight) Chittak 37 (thirty seven) Square feet be the same a little more or less, together with a one and half storied building standing thereon under District Collectorate Touzi No. 151 of Touzi No. 152, No.39, Re: Su No.42, under C.S. Dag No.863/130 of R.S. Khatian No.801 of Mouza Arakpur, within the former Sub Registrar Office at Alipore at present Sealdah, District Sub Registration Office No. V at Alipore, which is at present within the jurisdiction of Kolkata Municipal Corporation, under Ward No.95 and being Kolkata Municipal Corporation Premises No.57/4A, Prince Golam Hossain Shah Road, Jadavpur, under Police Station :Jadavpur, Kolkata : 700032, in the District of South 24 Parganas, more fully described in the First Schedule hereunder written, and they have been enjoying the same by mutating their names with the records of the Kolkata Municipal Corporation under Assessee No.210950701213 and by paying taxes thereof.

Be it mentioned here that the said registered Deed of Conveyance dated 9.11.1960, in the Schedule of the said Deed of Conveyance through oversight and bonafide mistake the measurement of the land has been written as 08(eight) Chittak more or less, but in

the body in respect of the title it has been written as 16 (sixteen) Chittaks 00(zero) Square feet i.e. 01(one) Cottah 00(zero) Chittak 00 (zero) Square Feet be the same a more or less.

AND WHEREAS at this stage for better use and enjoyment of the aforesaid property, the land owners i.e. the party of the one part herein were in search of a Developer and after coming to know the said intention of the land owners, the developer herein with an offer to develop the said property more fully described in the First Schedule hereunder written at the cost and expenses of the developer i.e. the party of the other part herein and in such a manner as to serve the purpose of the land owners in terms of their requirement entered into this registered development agreement under certain terms and condition hereunder written;

AND WHEREAS the Developer i.e. the party of the other part herein, has been informed about the acceptance of the proposal of developing the said *FIRST SCHEDULE* property by constructing an ownership 05(five) Cottahs 08(eight) Chittak 37 (thirty seven) Square feet said land total measuring about square feet, more or less and have proposed the developer herein, to undertake the said development work and the developer, herein, upon making inspection regarding the marketable title of the said land of the *FIRST SCHEDULE* property, the developer has agreed with the said proposal of the land owners herein under certain terms and conditions concerning the

project hereunder written and finally entering into this registered Agreement.

AND WHEREAS the parties are desirous of recording the said terms and conditions and stipulation in writing such as to avoid future complication, if any.

NOW THIS AGREEMENT WITNESSETH as follows:

ARTICLE - I (DEFINATION)

LAND: Shall mean and include ALL THAT piece and parcel of a land measuring about 05(five) Cottahs 08(eight) Chittak 37 (thirty seven) Square feet be the same a little more or less, a together with a one and half storied building standing thereon under District Collectorate Touzi No. 151 of Touzi No. 152, J.L. No.39 , Re : Su No.42 , under C.S. Dag No.863/130 of R.S. Khatian No.801 of Mouza Arakpur, within the former Sub Registrar Office at Alipore at present Sealdah, District Sub Registration Office No. V at Alipore, which is at present within the jurisdiction of Kolkata Municipal Corporation, under Ward No.95 under Assessee No.21-095-07-0121-3 and being Kolkata Municipal Corporation Premises No.57/4A , Prince Golam Hossain Shah Road, Jadavpur, under Police Station Jadavpur, Kolkata 700032 in the District of South 24 Parganas, whereupon the parties herein are propose to erect the G + IV storied building .

BUILDING : Shall mean the proposed Ground plus Four Storied building proposed to be constructed on the FIRST SCHEDULE premises.

SANCTION PLAN : Shall mean the plan for the proposed construction of the new building as has already been sanctioned by the Kolkata Municipal Corporation being Sanction Plan No 2023120016 dated 11.04.2023

THE DEVELOPER : MIS. J.K. CONSTRUCTION, a Sole Proprietorship firm, having it's registered Office at 19B, Lake East 6th Road, Post Office : Santoshpur, Kolkata 700075, Police Station formerly Purba Jadavpur, at present Survey Park, in the District of South 24 Parganas, represented through it's sole Proprietor namely SRI KINKAR DAS, PAN No. AGIPD2428D, Aadhaar No. 236417721831, Son of Late Adhir Chandra Das, by religion Hindu, by occupation Business, Citizen Indian, residing at 2, Kabi Sukanta Lane, Post Office : Santoshpur, Police Station formerly Purba Jadavpur, at present Survey Park Kolkata : 700075, in the District of South 24 Parganas (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, administrators, legal representatives, successor-in-office, successor-in-interest and assignees).

THE LAND OWNERS Shall mean

(1) SRI TAPAN KUMAR KAR, PAN: AUZPK4660M, Aadhaar No.4910 8052 9977, Son of Late Dinesh Chandra Kar, (2) SRI TARUN KUMAR KAR, PAN : AGAPK4293K, Aadhaar No.3897 3058 0716, Son of Late Dinesh Chandra Kar, (3) SRI TUSHAR KAR, PAN : ARFPK4685F, Aadhaar No.3433 3687 7015, Son of Late Dinesh Chandra Kar, owner Nos. 1 to 3 are residing at 57/4A, Prince Golam Hossain Shah Road, Post Office : Jadavpur, Police Station : Jadavpur, Kolkata 700032, District : South 24 Parganas, (4) SMT. JYOTSNA ROY, PAN : AHEPR6789E, Aadhaar No.5645 8907 7888, Wife of Late Prodyut Roy, Daughter of Late Dinesh Chandra Kar, residing at 11C, Shibaji Road, Post Office: Baghajatin, Police Station : Jadavpur, Kolkata : 700032, District : South 24-Parganas, (5) SMT. PRATIMA MAJUMDAR, PAN : APXPM4074L, Aadhaar No.8968 1720 2628, Wife of Sri Anjan Majumder, Daughter of Late Dinesh Chandra Kar, residing at 114F/ UJ, Selimpur Road, Post Office : Dhakuria, Police Station : Lake, Kolkata : 700031, District : South 24 Parganas AND (6) SMT. SUMITA PAL, PAN : AROPP7119A, Aadhaar No.8219 3471 3337, Wife of Late Swapan Pal, Daughter of Late Dinesh Chandra Kar, residing at 8/19A, Netaji Nagar, Post Office : Regent Park, Police Station : Netaji Nagar, Kolkata : 700092, District : South 24 Parganas, (which terms or expression shall unless excluded by or

repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assignees)

COMMON AREAS & FACILITIES : Shall include the common areas and facilities of the proposed building for the use of owners/land owners and/or developer and/or their nominees and all the occupiers of the flats/floors, car parking spaces and other spaces of the building, more fully described in the *FOURTH SCHEDULE* hereunder written.

OWNERS' ALLOCATION : 50% of sanctioned F.A.R in the form of three flats on the first floor, three flats on the second floor and two car parking spaces on the ground floor in the following manner :

- A) All That one self-contained flat on the *South-Western* side of the *First floor* of the building,
- B) All That one self-contained flat on the *North-Western* Side of the *First floor* of the building.
- C) All That one self-contained flat on the *South-Eastern* Side of the *First floor* of the building
- D) All That one self-contained flat on the *South-Western*

side of the *Second floor* of the building,

- E) All That one self-contained flat on the *North-Western* Side of the *Second floor* of the building.
- F) All That one self-contained flat on the *South-Eastern* Side of the *Second floor* of the building.
- G) Two car parking spaces each measuring about 135 square feet be the same a little more or less which will be lying and situate on the southern side of the Ground floor of the building. Be it mentioned that out of the aforesaid two car parking spaces, one car parking space on the south-western side will be converted in to a shop room.

DEVELOPER'S ALLOCATION : ALL THAT piece and parcel of remaining 50% allocation of total F.A.R. of the proposed sanctioned plan of the proposed building out of which the aforesaid developer shall be entitled to self-contained flats on the entire third floor and fourth floor of the building and 50% of total car parking space on the ground floor of the building, as per sanction plan of the Kolkata Municipal Corporation, (save and except the owners' allotted share as stated above of the proposed building) TOGETHER WITH the undivided

proportionate share on the Ground land, along with all the common areas and facilities and amenities thereon, lying and situated at and being Kolkata Municipal Corporation Premises No. 57/4A, Prince Golam Hossain Shah Road, Jadavpur, under Police Station Jadavpur, Kolkata Municipal Corporation, under Ward No.95, Borough No. X, Kolkata 700032, in the District of South 24 Parganas.

ARCHITECT : Shall mean any qualified person or persons or firm appointed or nominated by the developer at it's own cost as architect or architects of the building to be constructed on the said premises at the entire cost and expenses of the developer.

BUILDING PLAN : Shall mean the plan to be sanctioned for construction of the proposed Ground Plus Four storied building by the Kolkata Municipal Corporation as per the Kolkata Municipal Corporation rules and/or modification thereof done by the developer after getting the maximum possession F.A.R. and the land owners shall provide permission of said sanction and/or addition or alteration by the said authorities.

FLOOR AREA RATIO : Shall mean the maximum floor area ratio available for construction of the after getting maximum possible F.A.R. premises according to municipal law considering

the total area of the said Kolkata Municipal Corporation Premises No. 57/4A, Prince Golam Hossain Shah Road, Jadavpur, under Police Station Jadavpur, Kolkata Municipal Corporation, under Ward No.95, Borough No. X, Kolkata 700032, in the District of South 24 Parganas.

BUILDIGN MATERIALS : Shall mean the materials including Doors and windows and other fittings, fixtures for construction and completion of the proposed building properly described in the SIXTH SCHEDULE hereunder written

ENCUMBRANCES : Shall mean charges, liens, listeners, claims, liabilities, trusts, demands, acquisition and requisition.

COMMON EXPENSES: Shall mean the expenses to be incurred by the parties flats, shop and car parking spaces owners, and/or their nominees described in the FIFTH SCHEDULE hereunder written

TIME : Shall mean the proposed construction shall be completed by the builder/developer within 30 (thirty) months more or less from the date of signing and execution of this agreement and the land owners delivered the possession of the first schedule property to the developer for construction of the proposed building as per sanction of the Kolkata Municipal

Corporation.

SHIFTING CHARGES: The Developer shall bear the cost of shifting and monthly occupational charges for three family members of the owners until their reinstatement at the newly constructed building.

ARTICLE- II (DEVELOPMENT)

The developer herein shall develop the said premises on the terms herein agreed and in the manner as follows :-

1. By obtaining necessary sanctions and/or permission from the Kolkata Municipal Corporation and other appropriate environment department and authorities.
2. By erecting and/or constructing the said proposed building in or upon the said First Schedule land and to commercially exploiting the premises and/or the building.
3. By retaining, selling, transferring or otherwise disposing of the developer's allocation in favour of the intending buyer/buyers of the flats, car parking spaces, and other spaces of the building and also to receive, realize, recover and appropriate the consideration thereof.
4. That after inspection of the marketable title and possession of

the land owners, the developer, the party of the other part, herein, have entered into this agreement with the land owners herein.

5. The land owners have also represented that to the best of their knowledge, the said premises is not affected by the provision of Urban Land (Ceiling & Regulation Act, 1976) and other dispensence.
6. The land owners shall provide the original title deeds and relevant papers in respect of the premises in the custody of the developer with proper receipt and the party of the other part shall issue accountable receipt and also allow inspections and permit making copies of taking extract of the original title deeds to the land owners or their nominees or transferees and/or their solicitors as and when required.
7. That the land owners hereby agreed to handover the original title deed and all other relevant papers in respect of the premises to the developer for the purpose of mutation and sanctioning the plan from the Kolkata Municipal Corporation. All the expenses to be borne by the developer.
8. That the land owners agreed that after execution of this agreement, the land owners shall not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose

of the said premises or portion thereof save and except their allotted flat and car parking space more fully described in the second Schedule hereunder written within the stipulated period except in the manner as expressly provided.

9. The land owners hereby also undertake that the developer shall be entitled to construct and complete the said proposed building on the said premises and to retain and enjoy the developer's and/or other party's allocation therein without any interruption or interruptions from the owners or any person or persons claiming under the owners.
10. The developer shall have every right to transfer it's right, to develop the proposed building, under this agreement and to appoint machine and other labour contractor company but the owners are not liable for the said consequence.
11. The developer shall have right to transfer and/or sell it's allotted portion to any third party outsider and the developer shall have right to accept the booking and/or earnest money and/or part payment and full and final payment in respect of it's allotted portion only.
12. In carrying out the said development work and/or construction of the said proposed building herein, agreed, the

developer and/or other party shall keep the owners indemnified from and against all third parties claims or compensations and actions due to any act or commission or omission of the developer or any accident in or related to the construction of the building including all sale taxes and income tax, Kolkata Municipal Corporation Taxes, liabilities, if any, under any circumstances the owners shall not be held responsible for any accident or accidents and/or any due taxes that may be take place during the period of construction.

ARTICLE- III (EXPLORATION RIGHT)

1. The developer, the party of the other part in consultation with the land owners shall be entitled to cause all such changes from time to time or modifications to be made in the plan as shall be required by the Kolkata Municipal Corporation or the Government or any other authorities as aforesaid or to comply with such sanction, permissions, clearance and approved as aforesaid all costs, expenses and payment required for the preparation and sanction of the plan shall be paid and borne by the developer, the party of the

other part, provided always that the developer shall be entitled to all appropriate refunds of payment and/or deposits made by the developer to the concerned authorities for peaceful start of the construction as per the Kolkata Municipal Corporation sanctioned plan.

2. The developer shall abide by all the laws, rules and regulations of the Government, local bodies, Kolkata Municipal Corporation as the case may be and shall attend to answer and be responsible complying with by-laws rules and regulations.

ARTICLE- IV (DEVELOPER/BUILDER)

1. The developer, the party of the other part, herein, shall at it's own cost construct the proposed building in or upon the said First Schedule land and/or portion thereof in accordance with the sanction plan without any hindrance or disturbance by or on behalf of the owners or any person claiming under him. The developer, the party of the other part shall ensure that the building shall be made of standard building materials, as per Work Specification more fully described in the Sixth Schedule hereunder written.

2. The developer, the party of the other part, herein, shall be entitled to apply for obtaining quotation entitlement and other building material like cement, steel, bricks and other materials as may be required for the construction of the said building.
3. The developer, the party of the other part herein shall be entitled to at it's own cost to apply for and obtain temporary and/or permanent connection of water sewerage, electricity, power telephone and/or gas to the building and other public utilities and facilities to the said premises and/or the said building in it's own costs and in it's own name or it's nominees and/or in the name of the owners always safeguarding the interest of the owners as it shall think proper for the purpose of construction of the building only. The land owners shall sign, execute and deliver all papers and applications signing under consent and approval to enable to deliver to obtain such public utility services and facilities. The occupancy and completion certificates of the building shall be collected by the developer, party of the other part, herein, before giving possession to the land owners, the party of the one part, herein, in the proposed

building.

4. The developer, the party of the other part undertake to complete the construction of the proposed building within 30 (thirty) months more or less from the date of signing and execution of this agreement as well as delivery of vacant possession of the first schedule property to the developer for construction for commencing development work (whichever is later) and to observe the owners' allocation to be constructed strictly as per the work specification written hereunder.
5. After the completion of the proposed building within the stipulated period or earlier in or upon the First Schedule land comprised in the said premises in the manner aforesaid and on getting possession of the owners' allocation, the land owners shall as and when required by the developer and/or after hand over the owners' allotted share shall execute and register the Deed of conveyances of the allotted portion of the developer in the said building in favour of the developer or it's nominee at the cost of the developer or it's nominee and/or in favour of the intending buyers.
6. The intending purchaser or purchasers of the flats and car

parking spaces, and other spaces of the said building shall form an association or society for maintenance of the common and easement services for the proposed building in such a manner and from as may be required by the developer and the land owners. The developer shall cause all its purchasers or their assigns to join in and be bound by the same. All the purchasers shall have the right to use the common areas to be constructed by the developer as per this agreement.

ARTICLE - V

(Liabilities and Responsibilities by the Developer)

1. The developer, the party of the other part shall pay all the expenses and area taxes to be incurred towards sanction of the plan including the expenses towards the fees of the Architect, soil testing, mixture expenses cost of boundary walls etc. whatsoever shall become necessary for the purpose of construction of the building. The developer shall be held sole responsible for any accident that may take place during the period of the construction work.
2. The developer has already got the possession of the first schedule land from the land owners upto obtaining Completion Certificate from the

Kolkata Municipal Corporation and thereafter till delivery of possession of the allotted flats and car parking spaces to the owners in between that period, if any, Kolkata Municipal Corporation tax remain dues, the developer shall pay and clear up the said taxes as to be assessed by the Kolkata Municipal Corporation.

OWNERS' OBLIGATION

1. That the land owners hereby declare that they are the joint owners, seized and possessed of and/or well and sufficiently entitled to the said land total measuring about 05(five) Cottahs 08 (eight) Chittak 37(thirty seven) Square feet be the same a little more or less, together with one and half storied building structure standing thereon, and being Kolkata Municipal Corporation premises no. 57/4A, Prince Golam Hossain Shah Road, Jadavpur, under Police Station Jadavpur, Kolkata 700032, in the District of South 24 Parganas, more fully described in the First Schedule hereunder written, free from all encumbrances and the land owners herein have good marketable title in respect of the same.
2. That the land owners have hereby granted exclusive right to the developer to undertake the new proposed construction on the said premises to be constructed by the developer in accordance with the plan or plans to be sanctioned by the Kolkata Municipal Corporation at the cost of the developer.

3. That all applications, plans and other papers and documents as may be required by the developer for the purpose of obtaining necessary approval and sanction of the building plan and it's alteration/modification/ verification of the sanctioned building plan from the appropriate authorities has been prepared signed and submitted by the developer for and in the name of the land owners at the cost of the developer and if any alteration/modification on making further plans for proposed construction are required the owners shall give such written permission to the developer without any interruption.
4. The land owners hereby declare that they shall not cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the developer but the land owners shall have every right to inspect of the same with proper person upto completion of the proposed building and shall do any act or thing whereby the developer may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the developer's allocation in the newly constructed building to be erected at the said premises as mentioned above.
5. TOGETHER WITH the right of the common spaces to be spared subject to grant and receive of the common facilities and grant easement rights to the prospective purchasers and/or owners including the developer.

6. The land owners shall be entitled to transfer or dispose of their own allocation in the said building along with the proportionate undivided share of the land and common facilities/amenities available to the said building to be constructed with the exclusive right to deal with and enter into any agreement or sale of the owners' allocation / portion of the flat, and car parking space to any person or persons. The developer agrees not to give possession to any third party unless the land owners' allocated portion is peacefully handed over first.
7. The land owners do hereby agree that if the K.K.C. Provided F.A.R. in respect of the land measuring 05(five) Cottahs 08 (eight) Chittak 37(thirty seven) Square feet more or less in that event the F.A.R. of the land owners will also decrease as per sanction plan of the K.M.C.
8. The developer, the party of the other part, herein, and the land owners both respective of their own allocation i.e. the Developer and the owners shall be entitled to sale and/or dispose of flats, car parking spaces and together with proportionate undivided share in the said land after the construction is completed or at any suitable time of both the parties the land owners shall execute registered Deed or Deeds of conveyance or conveyances in favour of the developer or it's nominees and/or in favour of the intending buyers in respect of the developer's allocation with such undivided proportionate share in the said land in respect of the

developer's allocation at the request of the developer or it's nominee at it's own costs after over the owners' allotted share if required.

ARTICLE - VI

(COMMON RIGHTS & OBLIGATIONS)

1. completed the developer upon obtaining the completion certificate from the Kolkata Municipal Corporation shall give written notice to the land owners to take possession of the owners' allocation in the said building and only from the date of delivery and at all times thereafter the owners shall be exclusively responsible for payment of taxes or property taxes and outgoings and composition whatsoever (hereinafter for the sake of brevity collectively referred to as "the said taxes") in respect of the said owners' allocation. Similarly on and from the said date the developer shall be responsible for the said taxes in respect of the developer's allocation. The said rates if levied on the building as a whole then

ARTICLE- VII (MISCELLANEOUS)

1. The land owners will execute and register as well as shall execute and register development power of attorney and also execute notarized general power of attorneys (if required) in favour of the

developer authorizing the said attorney to construct the building and to enter into agreement for sale by the developer and/or to sell and transfer the developer's allotted share in respect of the proposed building to be constructed by the party of the other part i.e. the developer herein to any third party outsider/intending purchasers as it's own choice and appoint architects, engineer, contractor, etc. and to represent the land owners before the Kolkata Municipal Corporation, Kolkata Development Authority, Kolkata Police, Fire Brigade or any other authority or authorities and to sign any application, scheme maps any other drawings or any other writings representations in that behalf and to appear before the authority or authorities and to undertake the construction of the building if upon execution of this agreement and before sanction of the proposed building being obtain from the Kolkata Municipal Corporation.

2. THE LAND OWNERS or DEVELOPER as the case may be shall not be considered to be in breach of any obligation herein under to the extent that the performance in the relative obligation is prevented by the existence of a force majeure shall be suspended for the duration of the force majeure. Force majeure shall mean is.

- a) COMPULSION OR ERRECTION RECOGNISED AS IRRESISTABLE AND SHALL INCLUDE flood, earthquake, riot, war, tempest civil commotion and any other act or God beyond the reasonable control of the party affected hereby but shall not include normal bad weather or processions etc.
- b) All taxes due to the Kolkata Municipal Corporation and charges to CESC Ltd. For consumption of electricity till the date of execution of the agreement shall be borne by the developer.
3. All legal expenses including the drafting and execution of the instant agreement and the power of attornies and others if any shall be borne by the developer.
4. Expenses for the preparation of the plan of the proposed building as well as for it's sanction to be obtained from the Kolkata Municipal Corporation shall be borne by the developer only.
5. After execution of this agreement all expenses including the cost of construction of the proposed building as per specifications mentioned below and all arrear corporation taxes, water tax, electric bills, if any, etc. shall be borne by the developer

exclusively from the date of getting the vacant possession of the land with structure for development. The owners under no circumstances whatsoever shall be liable for any expenses incurred or to be incurred for construction of the building till it is completed and the owners' share are handed over.

6. The Courts at local jurisdiction shall have jurisdiction to the allocation arising out of this agreement.

FIRST SCHEDULE ABOVE REFERRED TO

(The landed property to be developed)

ALL THAT piece and parcel of a land measuring about 05(five) Cottahs 08 (eight) Chittak 37(thirty seven) Square feet be the same a little more or less, a together with a one and half storied building standing thereon measuring about 500 Square feet more or less, under District Collectorate TouziNo.151 of Touzi No. 152, No.39, Re: Sa. No.42, under C.S. Dag No.863/130 of R.S. Khatian No.801 of Mouza Arakpur, within the former Sub Registrar Office at Alipore at present Sealdah, District Sub Registration Office at Alipore and being Kolkata Municipal Corporation Premises No. 57/4A, Prince Golam Hossain Shah Road, Jadavpur, under Police Station Jadavpur,

which is at present within the jurisdiction of Kolkata Municipal Corporation, under Ward No.95 Borough : X, under Assessee No.21-095-07- 0121-3, Kolkata 700032, in the District of South 24 Parganas.

which is butted and bounded as follows :

ON THE NORTH: By Premises No. 57/10 & 57/1/1C, Prince Golam Hossain Shah Road;

ON THE SOUTH: By 5150 mm wide K.M.C. Road;

ON THE EAST: By Premises No. 57/3/1C/1 & 57/1/1C/3, Prince Golam Hossain Shah Road;

ON THE WEST: By Premises No. 57/3, Prince Golam Hossain Shah Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNERS' ALLOCATION)

50% of sanctioned F.A.R in the form of three flats on the first floor, three flats on the second floor and two car parking spaces on the ground floor in the following manner :

A) All That one self contained flat on the *South-Western* side of the *First floor* of the building,

B) All That one self-contained flat on the *North-Western* Side of the *First floor* of the building.

- C) All That one self-contained flat on the *South-Eastern* Side of the *First floor* of the building
- D) All That one self-contained flat on the *South-Western* side of the *Second floor* of the building,
- E) All That one self-contained flat on the *North-Western* Side of the *Second floor* of the building.
- F) All That one self-contained flat on the *South-Eastern* Side of the *Second floor* of the building.
- G) Two car parking spaces each measuring about 135 square feet be the same a little more or less which will be lying and situate on the Southern(Middle) & south-western side of the Ground floor of the building.

Apart from the aforesaid F.A.R. the developer shall pay a sum of Rs.10,10,000/- (Rupees ten lacs ten thousand) only in the following manner:-

- a) On the date of signing and execution, the developer shall pay a amount of Rs. 10,000/- (Rupees ten thousand) only to the land owners i.e. the party of the one part herein.
- b) The developer shall pay the balance sum of



Rs.10,00,000/- (Rupees ten lacs) at the time of delivery of possession of the owners' allotted share to the owners.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

ALL THAT piece and parcel of remaining 50% of total F.A.R. of the sanctioned plan of the proposed building out of which the aforesaid developer shall be entitled to the self-contained flats on the entire third floor and fourth floor of the building and 50% of total car parking space on the ground floor of the building, as per sanction plan of the Kolkata Municipal Corporation, (save and except the owners' allotted share as stated above of the proposed building) TOGETHER WITH the undivided proportionate share on the Ground land, along with all the common areas and facilities and amenities thereon, lying and situated at and being Kolkata Municipal Corporation Premises No. 57/4A, Prince Golam Hossain Shah Road, Jadavpur, under Police Station Jadavpur, Kolkata Municipal Corporation, which is at present within the jurisdiction of Kolkata Municipal Corporation, under Ward No.95 under Assessee No.21-095-07-0121-3, Borough No. X, Kolkata 700032, in the District of South 24 Parganas.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(COMMON AREAS AND FACILITIES)

- i. The entire land underneath the building lying and situated at Kolkata Municipal Corporation, being Kolkata Municipal Corporation Premises No. 57/4A, Prince Golam Hossain Shah Road, Jadavpur, under Police Station Jadavpur, which is at present within the jurisdiction of Kolkata Municipal Corporation, under Ward No.95, Borough No. X, Kolkata 700032, in the District of South 24 Parganas.
- ii. Common areas would be the roof underground water reservoir, water tank on the roof, stair case, septic tank, common meter space and common pump space.
- iii. The foundation column, girders, beams, supports main walls, roofs.
- iv. Walls corridors, lobbies, stairs, stair-ways, fire escapes water reservoir, septic tank, water tank, lighting, arrangements in the common areas and gate, stairways and roof, entrances and existing of the building but excluding the corridors lobbies if any standing within any flat or apartment.
- v. Storage spacemen for common use or for the use and enjoyment of the entire building.
- vi. Installations of common services as powers, lights, water

- sewerage, tanks, pumps, motors, compressors, pipes and duties and other apparatus and installations for the common use.
- vii. The open spaces around the building area lift, within the premises not meant for exclusive user and enjoyment of any particular person or apartment holders kept open to sky as per provisions of law.
- viii. All other parts of the building necessary or convenient to it's existence, maintenance and safety or normally forming parts of the main building not being exclusively held and enjoyed by any apartment owners.

FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)

- I. That from getting the vacant possession of the land with structure till completion of the building all expenses including the costs for legal expenses for execution of this agreement and power of attorneys, obtaining sanction of the plan for the building from the Kolkata Municipal Corporation, Corporation taxes, CESC electric bills, if any, water tax, etc. shall be borne by the Developer only. The owners under no circumstances shall be liable for any expenses incurred or to be incurred for construction of the proposed building

till it is completed and owners' share allocation are duly handed over by the Developer to the Land owners.

- II. After getting possession of the flat and car parking space, and the taxes etc. shall be proportionately paid by the parties who get possession. The Developer shall pay and clear all dues to the Kolkata Municipal Corporation for the property i.e. lying and situated at Kolkata Municipal Corporation Premises No. 57/4A, Prince Golam Hossain Shah Road, Jadavpur, Kolkata 700032 under Police Station Jadavpur, in the District of South 24 Parganas, CESC for consumption of electricity from the date of getting the vacant possession of the land and structure till handing over the newly constructed flat and car parking space and to the concerned owners
- III. The legal expenses for drafting and execution of the Agreement and POWER OF ATTORNIES and others if any shall be borne by the Developer.
- IV. The Developer shall hand over possession to the owners of their separate flats and car parking spaces and in the building on the said premises after making the building habitable with connection of water, electricity etc. at the cost of the Developer.

SIXTH SCHEDULE ABOVE REFERRED TO
WORK SPECIFICATION

Structure : The building shall have R.C.C.
 framed structure of Escalated spread footing.

Foundation bedding : P.C.C. (1: 3: 6) on 3" thick B.F.S.

Floor bedding : P.C.C. (1 : 3: 6) Floor bedding 4" thick (average) over 4" thick soling in Ground Floor finish, skirting etc.

Floor : Tiles flooring to all rooms and glazed tiles to bath and 2' height glazed tiles above cooking platform and sink.

Plaster : That the outside of the building will have sand, cement plaster (1: 6) 3: 4th. " thick (average) whereas the inside and the ceiling plaster will be 6mm thick (average) in (1: 4)

Doors & Windows : **1. Main entrance door**

- a) Commercial flush door painted both sides
- b) Sal wooden door frame
- c) Aluminum tower bolt from inside.
- d) Electrical bell point
- e) Night latch

• **Other Doors**

- Commercial flush door painted both sides
- Sal wooden door frame
- Aluminum tower bolt from inside

Window :

- Flash Doors with inside the Toilet and W.C. Anodized Aluminum Glass as per the approved design of the architect and painted with primer

Whitewash & colour wash : The building shall be painted externally with snowcem. The inside of each flat shall be finished with plaster of paris on the plastered surface.

Toilet & kitchen: Toilet & W.C.: European type white commode and plastic cistern. One wash basin and one shower point and two bib cocks. In kitchen one point for Acqua guard from developer Kitchen one black granite sink in kitchen, one tap

Stair case and lift : Staircase room will be provided with steel window for light and ventilation as per design.
Cabin for electric meter

Roof :
1. Concrete roof will be made by R.C.C. Structure
2. 3 feet height parapet wall will be provided all around the roof.

Electrical installation : a) Each bed room 2 light points, 1 fan point - Amp t plug points - 5 amp plug point (1 AC point in one room only from developer).

- b) Living/dining room : 2
light points, 1 fan point - 5
amp, 2 plug points - 5
amp.
- c) Kitchen : 1 light point, 1
exhaust fan point - 5 amp
2 plug points - 15 amp
- d) W.C. : 1 light point, 1 exhaust fan point
- e) Each Balcony : 1 light point
- f) Toilet : 1 light point, 1
exhaust fan point and 1
geyser point from developer.

All wiring will be as per existing CESC Regulations and/or as per regulation of competent authority.

Water supply : One overhead reservoir will be provided on the top of the last roof as per design. The suitable electrical pump with motor will be installed at the ground floor to deliver water to overhead reservoir from the underground water reservoir.

Compound : Standard height compound wall to be made existing road level. M.S. Grill gate as per approved design of the Architect and Will be painted both sides. All the above technical specifications are subject to be approved by K.M.C. authority and with necessary modification/ alteration if any.

Any extra work other than the work schedule (without any deviation of the sanctioned building plan) required by the owners herein shall be done at their own costs and expenses after getting possession.

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. Soumyadeep Datta
S/o Late Sukumar Datta
190, Bantolepore East Rd,
Kolkata-75

1. Jagan Kumar Kar,
2. Tarun Kumar Kar
3. Tushar Kar.

4. Gyotsna Roy.

5. Pratima Majumdar.

6. Sumit Pal
OWNERS

2. Arjun Majumdar
S/o Lt. Anil Kumar Majumdar
Flat no-03
Dufayan
114 A/LB, Selinapore Road
Kolkata-700031.

For J. K. CONSTRUCTION
Kumar Kar.
Proprietor

DEVELOPER

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

K. Chatterjee

Advocate

Alipur Judges' Court,
Kolkata: 700027.

MEMO OF CONSIDERATION

RECEIVED of and from the within mentioned Developer a sum of Rs.10,000/- (Rupees Ten Thousand) only being the within mentioned consideration as earnest money as per memo of consideration below:

By Cash on 22.02.2024

(Rupees Ten Thousand only)

Total : Rs. 10, 000/-

WITNESSES:-

1. Sunnydeep Saha
sto Late Sukumar Saha
190, Santoshpur Bazar,
Kolkata

1. Jagan Kumar Das
2. Tarun Kumar Das
3. Tushar Kar.

4. Jyotsna Roy.

5. Pratima Majumdar

6. Sunil Paul

OWNERS

2. Anjan Majumdar
S/O H. Anil Kumar Majumdar
Flat-03
Rupayan
11A/1B Seligrao Road
Kolkata- 700031.



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name TAPAN KUMAR KAR
 Signature Tapan Kumar Kar



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name TARUN KAR
 Signature Tarun Kar



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name TUSHAR KAR
 Signature Tushar Kar



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Jyotsna Roy
 Signature Jyotsna Roy



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Pratiima Majinder

Signature Pratiima Majinder



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SUMITA PAL

Signature Sumita Pal



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name KINKAR DAS

Signature Kinkar Das

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name

Signature

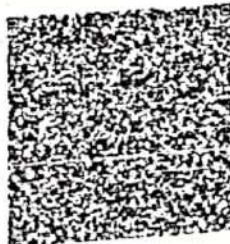
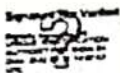


भारत सरकार
Government of India

भारतीय विधिज्ञ पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0102/61655/00184

To
Soumyadeep Datta
C/O: Sukumar Datta
190 SANTOSH PUR EAST ROAD
Santoshpur
Kolkata West Bengal - 700075
9903053199



आपका आधार क्रमांक / Your Aadhaar No. :

7867 4376 6628
VID : 9190 3728 6098 0760

मेरा आधार, मेरी पहचान



Soumyadeep Datta
Date of Birth/DOB: 27/12/1986
Male/ MALE

7867 4376 6628
VID : 9190 3728 6098 0760

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

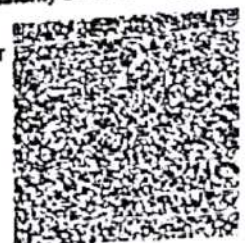
- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विधिज्ञ पहचान प्राधिकरण
Unique Identification Authority of India

Address:
C/O: Sukumar Datta, 190 SANTOSH PUR EAST
ROAD, Santoshpur, Kolkata,
West Bengal - 700075



7867 4376 6628

VID : 9190 3728 6098 0760

1947 | help@uidai.gov.in | www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1603-02793/2024	Date of Registration	22/02/2024
Query No / Year	1603-2000111195/2024	Office where deed is registered	
Query Date	14/01/2024 1:42:48 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	KALYAN CHAKRABORTY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8777486008, 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 : 10,000/-]		
Set Forth value	Market Value		
	Rs. 1,65,21,754/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,121/- (Article:48(g))	Rs. 153/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



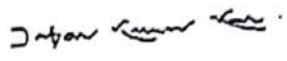


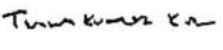


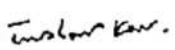
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr. Golam Hossain Shah Road, , Premises No: 57/4A, , Ward No: 095 Pin Code : 700032



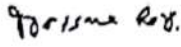


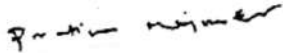


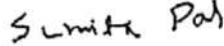
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 8 Chatak 37 Sq Ft		1,61,84,254/-	Width of Approach Road: 18 Ft.,
Grand Total :				9.1598Dec	0/-	161,84,254 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	0/-	3,37,500 /-	

Land Lord Details :



Sl No.	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr TAPAN KUMAR KAR Son of Late DINESH CHANDRA KAR Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office	 22/02/2024	 Captured LTI 22/02/2024	 22/02/2024
57/4A, PR GOLAM HOSSAIN SHAH ROAD, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AUxxxxxx0M, Aadhaar No: 49xxxxxxxx9977, Status :Individual, Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office				
2	Mr TARUN KUMAR KAR Son of Late DINESH CHANDRA KAR Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office	 22/02/2024	 Captured LTI 22/02/2024	 22/02/2024
57/4A, PR GOLAM HOSSAIN SHAH ROAD, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AGxxxxxx3K, Aadhaar No: 38xxxxxxxx0716, Status :Individual, Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office				
3	Mr TUSHAR KAR Son of Late DINESH CHANDRA KAR Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office	 22/02/2024	 Captured LTI 22/02/2024	 22/02/2024
57/4A, PR GOLAM HOSSAIN SHAH ROAD, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx5F, Aadhaar No: 34xxxxxxxx7015, Status :Individual, Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office				

	Name	Photo	Finger Print	Signature
4	Mrs JYOTSNA ROY Daughter of Late DINESH CHANDRA KAR Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office	 22/02/2024	 Captured LTI 22/02/2024	 22/02/2024
11C, SHIBAJI ROAD, City:- , P.O:- BAGHAJATIN, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx9E, Aadhaar No: 56xxxxxxxx7888, Status :Individual, Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office				
5	Mrs PRATIMA MAJUMDAR Daughter of Late DINESH CHANDRA KAR Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office	 22/02/2024	 Captured LTI 22/02/2024	 22/02/2024
114F/1J, SELIMPUR ROAD, City:- , P.O:- DHAKURIA, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APxxxxxx4L, Aadhaar No: 89xxxxxxxx2628, Status :Individual, Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office				
6	Mrs SUMITA PAL Daughter of Late DINESH CHANDRA KAR Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office	 22/02/2024	 Captured LTI 22/02/2024	 22/02/2024
8/19A, NETAJI NAGAR, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx9A, Aadhaar No: 82xxxxxxxx3337, Status :Individual, Executed by: Self, Date of Execution: 22/02/2024 , Admitted by: Self, Date of Admission: 22/02/2024 ,Place : Office				



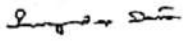
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	J. K. CONSTRUCTION 19B, LAKE EAST 6TH ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AGxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>Mr KINKAR DAS (Presentant) Son of Late ADHIR CHANDRA DAS Date of Execution - 22/02/2024, , Admitted by: Self, Date of Admission: 22/02/2024, Place of Admission of Execution: Office</p>   <p>Feb 22 2024 12:27PM LTI 22/02/2024</p> <p>22/02/2024</p>
<p>2, KABI SUKANTA LANE, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx8D, Aadhaar No: 23xxxxxxxx1831 Status : Representative, Representative of : J. K. CONSTRUCTION (as PROPRIETOR)</p>	

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr SOUMYADEEP DUTTA Son of Late SUKUMAR DUTTA 190, SANTOSH PUR EAST ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075</p>		 <p>Captured</p>	
	22/02/2024	22/02/2024	22/02/2024
<p>Identifier Of Mr TAPAN KUMAR KAR, Mr TARUN KUMAR KAR, Mr TUSHAR KAR, Mrs JYOTSNA ROY, Mrs PRATIMA MAJUMDAR, Mrs SUMITA PAL, Mr KINKAR DAS</p>			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR KAR	J. K. CONSTRUCTION-1.52663 Dec
2	Mr TARUN KUMAR KAR	J. K. CONSTRUCTION-1.52663 Dec
3	Mr TUSHAR KAR	J. K. CONSTRUCTION-1.52663 Dec
4	Mrs JYOTSNA ROY	J. K. CONSTRUCTION-1.52663 Dec
5	Mrs PRATIMA MAJUMDAR	J. K. CONSTRUCTION-1.52663 Dec
6	Mrs SUMITA PAL	J. K. CONSTRUCTION-1.52663 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR KAR	J. K. CONSTRUCTION-83.33333300 Sq Ft
2	Mr TARUN KUMAR KAR	J. K. CONSTRUCTION-83.33333300 Sq Ft
3	Mr TUSHAR KAR	J. K. CONSTRUCTION-83.33333300 Sq Ft
4	Mrs JYOTSNA ROY	J. K. CONSTRUCTION-83.33333300 Sq Ft
5	Mrs PRATIMA MAJUMDAR	J. K. CONSTRUCTION-83.33333300 Sq Ft
6	Mrs SUMITA PAL	J. K. CONSTRUCTION-83.33333300 Sq Ft

Endorsement For Deed Number : I - 160302793 / 2024

On 22-02-2024

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

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

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

Presented for registration at 12:16 hrs on 22-02-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr KINKAR DAS .

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,65,21,754/-

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

Execution is admitted on 22/02/2024 by 1. Mr TAPAN KUMAR KAR, Son of Late DINESH CHANDRA KAR, 57/4A, PR GOLAM HOSSAIN SHAH ROAD, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person, 2. Mr TARUN KUMAR KAR, Son of Late DINESH CHANDRA KAR, 57/4A, PR GOLAM HOSSAIN SHAH ROAD, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person, 3. Mr TUSHAR KAR, Son of Late DINESH CHANDRA KAR, 57/4A, PR GOLAM HOSSAIN SHAH ROAD, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 4. Mrs JYOTSNA ROY, Daughter of Late DINESH CHANDRA KAR, 11C, SHIBAJI ROAD, P.O: BAGHAJATIN, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 5. Mrs PRATIMA MAJUMDAR, Daughter of Late DINESH CHANDRA KAR, 114F/1J, SELIMPUR ROAD, P.O: DHAKURIA, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 6. Mrs SUMITA PAL, Daughter of Late DINESH CHANDRA KAR, 8/19A, NETAJI NAGAR, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife

Indetified by Mr SOUMYADEEP DUTTA, , Son of Late SUKUMAR DUTTA, 190, SANTOSH PUR EAST ROAD, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Business

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

Execution is admitted on 22-02-2024 by Mr KINKAR DAS, PROPRIETOR, J. K. CONSTRUCTION, 19B, LAKE EAST 6TH ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr SOUMYADEEP DUTTA, , Son of Late SUKUMAR DUTTA, 190, SANTOSH PUR EAST ROAD, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 153.00/- (B = Rs 100.00/- , E = Rs 21.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 121/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/02/2024 7:27PM with Govt. Ref. No: 192023240368625258 on 02-02-2024, Amount Rs: 121/-, Bank: SBI EPay (SBIPay), Ref. No. 1574325644423 on 02-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 40,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7658, Amount: Rs.100.00/-, Date of Purchase: 07/02/2024, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/02/2024 7:27PM with Govt. Ref. No: 192023240368625258 on 02-02-2024, Amount Rs: 40,021/-, Bank: SBI EPay (SBlePay), Ref. No. 1574325644423 on 02-02-2024, Head of Account 0030-02-103-003-02

Dhar

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 1603-2024, Page from 69043 to 69096

being No 160302793 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.02.22 13:31:07 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 22/02/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.