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Certified that the document is admitted
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.

District Sub-Register-II
Alipore, South 24-Parganas

- 3 JAN 2024

**DEVELOPMENT AGREEMENT WITH
DEVELOPMENT POWER OF ATTORNEY**

THIS AGREEMENT is made and executed on 30th day of December in
the year Two Thousand and Twenty Three (2023) **BETWEEN**

5595

05 OCT 2023

No..... ₹ 100/- Date.....

Name : *Aparna Mukherjee*

Address : *A 48 Brahmapur*

South, KOL-96.

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27

Subhra Sankar



22978

Subhra Sankar



22979

District Sub Registrar-II
Alipore, South 24 Parganas

30 DEC 2023

Subhra Datta (Housewife)
N.O Sankar ch Datta
A26/2 Brahmapur South
PO. Brahmapur PS. Barnadroni
Kolkata-700096

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1. SMT. SUBHRA SARKAR, wife of Sri Jahar Lal Sarkar, having her PAN - AHPPS6446J, Aadhaar No. 9474 4611 3192, by Faith - Hindu, by Occupation - Retired Person, by Nationality - Indian, residing at Joymati Nagar, Adabari, P.O. Pandu, P.S. Jhalukbari, in the District of Kamrup, Guwahati - 781012, in the State of Assam **AND 2. SRI SANKAR CHANDRA DATTA**, son of Late Manindra Nath Datta, having his PAN-ADTPD4802B, Aadhaar No. 8039 8768 0182, by Faith - Hindu, by Occupation - Retired Person, by Nationality - Indian, residing at A-26/2, Brahmapur South, P.O. Brahmapur, Police Station - Regent Park now Bansdroni, Kolkata - 700096, in the District South 24 Parganas, hereinafter jointly called and referred to as the **LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

MUKHERJEE ASSOCIATES a Proprietorship Firm, having its officer at A-48, Brahmapur (South), P.O. Brahmapur, P.S. Bansdroni, Kolkata - 700096, in the District South 24 Parganas, being represented its Proprietor namely **SMT. APARNA**

MUKHERJEE wife of Sri Ashim Kumar Mukherjee, having PAN No. AJLPM3471B, Aadhaar No. 6984 4486 9590, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at A-48, Brahmapur (South), P.O. Brahmapur, P.S. Bansdrone, Kolkata - 700096, in the District South 24 Parganas, hereinafter known and referred to as the **DEVELOPER/SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include the successor-in-office and assigns) of the **SECOND PART**.

WHEREAS One Hari Charan Das, since deceased seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring more or less 4 Cottahs 07 Chittaks 30 Sq.ft. along with other properties, lying and situated at Mouza - Brahmapur, J.L. No. 48, R.S. No. 169, District Collectorate Touzi No. 60, Pargana - Magura, comprised in C.S. Khatian No. 302, R.S. Khatian No. 320, appertaining to R.S. Dag No. 844, under Police Station - Regent Park now Bansdrone, in the District South 24 Parganas, by virtue of a registered Deed of Sale, dated - 02/05/1940, duly registered in the office of District Sub-Registrar at Alipore, recorded in Book No.I, Volume No. 27, Pages from 144 to 146,

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Being No. 1374 for the year 1940 from its the then owner namely Kiran Bala Dasi and Mahim Chandra Pal at the valuable consideration, mentioned therein.

AND WHEREAS thereafter the said Hari Charan Das while seized and possessed of the said land died intestate leaving behind his three sons namely 1. Santosh Kumar Das, since deceased, 2. Suren Chandra Das and 3. Panchanan Das and three daughters namely 1. Smt. Lakshmi Mondal, 2. Smt. Saraswati Das and 3. Smt. Jyoshoda Das, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force.

AND WHEREAS after demise of Hari Charan Das his surviving legal heirs or heiress namely 1. Santosh Kumar Das, since deceased, 2. Suren Chandra Das and 3. Panchanan Das, 4. Smt. Lakshmi Mondal, 5. Smt. Saraswati Das and 6. Smt. Jyoshoda Das jointly entitled to the said land and accordingly the said Santosh Kumar Das while seized and possessed of his respective share of land died intestate leaving behind his wife of Smt. Lakshmi Rani Das and four sons namely 1. Uday Kumar Das, 2. Gopi Nath Das, 3. Sukumar Das and 4. Dibakar Das and five daughters namely 1. Smt. Sandhya Das, 2. Smt.

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Sarama Das, 3. Smt. Protima Das, 4. Smt. Namita Das and 5. Smt. Sabita Das, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force.

AND WHEREAS in pursuance to the above the said 1. Smt. Lakshmi Rani Das, 2. Uday Kumar Das, 3. Gopi Nath Das, 4. Sukumar Das, 5. Dibakar Das, 6. Smt. Sandhya Das, 7. Smt. Sarama Das, 8. Smt. Protima Das, 9. Smt. Namita Das 10. Smt. Sabita Das, 11. Suresh Kumar Das, 12. Panchanan Das, 13. Smt. Lakshmi Mondal, 14. Smt. Saraswati Das and 15. Smt. Jyoshoda Das while jointly seized and possessed of the said land with a view to avoid future disturbances, hindrances and annoyances they metes and bounds their said land amongst themselves by virtue of a registered Deed of Partition, dated - 14.07.1987, duly registered in the office of A.D.S.R. at Alipore, recorded in Book No.I, Being No. 984 for the year 1987 and accordingly in the basis of the said Deed of Conveyance said Smt. Lakshmi Mondal, wife of Late Sailen Mondal, therein referred to as the Party of the Fourth Part being allotted **ALL THAT** piece and parcel of land measuring more or less 4 Cottahs 07 Chittaks 30 Sq.ft., lying and situated

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at Mouza - Brahmapur, J.L. No. 48, R.S. No. 169, District Collectorate Touzi No. 60, Pargana - Magura, comprised in C.S. Khatian No. 302, R.S. Khatian No. 320, appertaining to R.S. Dag No. 844, under Police Station - Regent Park now Bansdrone, in the District South 24 Parganas, morefully and specifically descibred in the Schedule "Unga" marked as "B" of the said Partition Deed.

AND WHEREAS said Smt. Lakshmi Mondal, wife of Late Sailen Mondal while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less 4 Cottahs 07 Chittaks 30 Sq.ft. along with other properties, lying and situated at Mouza - Brahmapur, J.L. No. 48, R.S. No. 169, District Collectorate Touzi No. 60, Pargana - Magura, comprised in C.S. Khatian No. 302, R.S. Khatian No. 320, appertaining to R.S. Dag No. 844, under Police Station - Regent Park now Bansdrone, in the District South 24 Parganas, unto and in favour of **SMT. SUBHRA SARKAR**, wife of Sri Jahar Lal Sarkar, being the Present Land Owner No.1 herein, by virtue of a registered Bengali Deed of Sale, dated - 01.11.1991, duly registered in the office of District Registrar at Alipore, recorded

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in Book No.I, Volume No. 274, Pages from 122 to 128, Being No. 16229 for the year 1991 at the valuable consideration, mentioned therein.

AND WHEREAS since ever date of purchase the land said **SMT. SUBHRA SARKAR**, wife of Sri Jahar Lal Sarkar, being the Present Land Owner No.1 herein duly recorded her name in the records of B.L. & L.R.O. and finally, fully and absolutely published her name in the records of rights under **L.R. Khatian No. 3941** in respect of the said land and the Party of the First Part herein also mutated her name in the records of Kolkata Municipal Corporation and property known and numbered as **KMC Premises No. 979, Brahmapur, Kolkata - 700096** and she has/had paying corporation taxes in her name in the records of **KMC Assessee No. 31-111-06-0979-0**.

AND WHEREAS thus the said **SMT. SUBHRA SARKAR**, wife of Sri Jahar Lal Sarkar, being the Present Land Owner No.1 herein duly conversion the aforesaid landed property Danga to Bastu before the Office of the Block Land and Land Reforms Office, Kolkata, South 24 Parganas, vide **Memo No. 17/1528/BL & LRO/Kol, dated - 21.06.2023** and to that effect the Office of the said Block Land and Land Reforms Office, Kolkata,

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South 24 Parganas has been changed the classification of the said landed property **Danga to Bastu.**

AND WHEREAS thus the said **SMT. SUBHRA SARKAR,** wife of Sri Jahar Lal Sarkar, being the Present Land Owner No.1 herein became the absolute lawful owner of **ALL THAT** piece and parcel of **Bastu land** measuring more or less **4 Cottahs 07 Chittaks 30 Sq.ft.,** lying and situated at **Mouza - Brahmapur, J.L. No. 48,** R.S. No. 169, District Collectorate Touzi No. 60, Pargana - Magura, **comprised in C.S. Khatian No. 302, R.S. Khatian No. 320 corresponding to L.R. Khatian No. 3941, appertaining to R.S. & L.R. Dag No. 844, under Police Station - Regent Park now Bansdroni, being KMC Premises No. 979, Brahmapur, Kolkata - 700096, within the limits of Ward No. 111 vide KMC Assessee No. 31-111-06-0979-0 of the Kolkata Municipal Corporation,** in the District South 24 Parganas.

AND WHEREAS said **SMT. SUBHRA SARKAR,** wife of Sri Jahar Lal Sarkar, being the Present First Party herein while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece

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and parcel of **Bastu land** measuring more or less **2 Cottahs 02 Chittaks 00 Sq.ft. out of 4 Cottahs 07 Chittaks 30 Sq.ft.**, lying and situated at **Mouza - Brahmapur, J.L. No. 48**, R.S. No. 169, District Collectorate Touzi No. 60, Pargana - Magura, **comprised in C.S. Khatian No. 302, R.S. Khatian No. 320 corresponding to L.R. Khatian No. 3941**, appertaining to R.S. & L.R. Dag No. 844, under Police Station - Regent Park now Bansdrone, being KMC Premises No. 979, Brahmapur, Kolkata - 700096, within the limits of Ward No. 111 vide KMC Assessee No. 31-111-06-0979-0 of the Kolkata Municipal Corporation, in the District South 24 Parganas, unto and in favour of **SRI SANKAR CHANDRA DATTA**, son of Late Manindra Nath Datta, being the Present Land Owner No.2 herein, by virtue of a registered Deed of Sale, dated - 28.09.2011, duly registered in the office of A.D.S.R. at Alipore, recorded in Book No.I, CD Volume No. 22, Pages from 2493 to 2509, Being No. 07409 for the year 2011 at the valuable consideration, mentioned therein.

AND WHEREAS since ever date of purchase the land said **SRI SANKAR CHANDRA DATTA**, son of Late Manindra Nath Datta, being the Present Land Owner No.2 herein duly recorded

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his name in the records of B.L. & L.R.O. and finally, fully and absolutely published his name in the records of rights under **L.R. Khatian No. 3915** in respect of the said land and the Party of the Second Part herein also mutated his name in the records of Kolkata Municipal Corporation and property known and numbered as **KMC Premises No. 979/1, Brahmapur, Kolkata - 700096** and she has/had paying corporation taxes in her name in the records of **KMC Assessee No. 31-111-06-3462-0**.

AND WHEREAS thus the said **SRI SANKAR CHANDRA DATTA**, son of Late Manindra Nath Datta, being the Present Land Owner No.2 herein duly conversion the aforesaid landed property Danga to Bastu before the Office of the Block Land and Land Reforms Office, Kolkata, South 24 Parganas, vide **Memo No. 17/1527/BL & LRO/Kol, dated - 21.06.2023** and to that effect the Office of the said Block Land and Land Reforms Office, Kolkata, South 24 Parganas has been changed the classification of the said landed property **Danga to Bastu**.

AND WHEREAS said **SMT. SUBHRA SARKAR**, wife of Sri Jahar Lal Sarkar, being the Present Land Owner No.1 herein became the absolute lawful owner of **ALL THAT** piece and parcel of **Bastu land** measuring more or less **2 Cottahs 05 Chittaks**

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30 Sq.ft., lying and situated at **Mouza - Brahmapur, J.L. No. 48**, R.S. No. 169, District Collectorate Touzi No. 60, Pargana - Magura, **comprised in C.S. Khatian No. 302, R.S. Khatian No. 320 corresponding to L.R. Khatian No. 3941**, appertaining to **R.S. & L.R. Dag No. 844**, under **Police Station - Regent Park now Bansdroni**, being **KMC Premises No. 979, Brahmapur, Kolkata - 700096**, within the limits of **Ward No. 111 vide KMC Assessee No. 31-111-06-0979-0 of the Kolkata Municipal Corporation**, in the District South 24 Parganas, **A.D.S.R. & D.S.R. at Alipore** and accordingly the Party of the Land Owner No.1 herein duly constructed brick built tile shed structure, having an area more or less 200 Sq.ft. with cemented floor finished at her own costs, expenses and efforts, free from all encumbrances.

AND WHEREAS said **SRI SANKAR CHANDRA DATTA**, son of Late Manindra Nath Datta, being the Present Land Owner No.2 herein became the absolute lawful owner of **ALL THAT** piece and parcel of **Bastu land** measuring more or less **2 Cottahs 02 Chittaks 00 Sq.ft.**, lying and situated at **Mouza - Brahmapur, J.L. No. 48**, R.S. No. 169, District Collectorate Touzi No. 60, Pargana - Magura, **comprised in C.S. Khatian**

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No. 302, R.S. Khatian No. 320 corresponding to L.R. Khatian No. 3915, appertaining to R.S. & L.R. Dag No. 844, under Police Station - Regent Park now Bansdroni, being KMC Premises No. 979/1, Brahmapur, Kolkata - 700096, within the limits of Ward No. 111 vide KMC Assessee No. 31-111-06-3462-0 of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. & D.S.R. at Alipore and accordingly the Land Owner No.2 herein duly constructed brick built tile shed structure, having an area more or less 200 Sq.ft. with cemented floor finished at his own costs, expenses and efforts, free from all encumbrances.

AND WHEREAS in pursuance to the above the Present Land Owner No. 1 and 2 while separately seized and possessed of their respective land which was situated side by side and accordingly benefit of use, enjoy and occupy the said two plots of land into single plot of land joining the same by virtue of a registered Deed of Amalgamation, duly registered in the office of D.S.R. - II at Alipore, recorded in Book No.I, Volume No. 1602-2023, Pages from 483108 to 483136, Being No. 160214770 for the year 2023.

AND WHEREAS thus the said **1. SMT. SUBHRA SARKAR**, wife of Sri Jahar Lal Sarkar, of Joymati Nagar, Adabari, P.O. Pandu, P.S. Jhalukbari, in the District of Kamrup, Guwahati - 781012, in the State of Assam **AND 2. SRI SANKAR CHANDRA DATTA**, son of Late Manindra Nath Datta, of A-26/2, Brahmapur South, P.O. Brahmapur, Police Station - Regent Park now Bansdrone, Kolkata - 700096, in the District South 24 Parganas, being the Present Land Owners herein jointly became the absolute lawful owners of **ALL THAT** piece and parcel of land measuring more or less **4 (four) Cottahs 07 (seven) Chittaks 30 (thirty) Sq.ft. TOGETHER WITH** one brick built tile shed structure, having an area more or less 400 Sq.ft. with cemented floor finished, now standing thereon, lying and situated at **Mouza - Brahmapur, J.L. No. 48**, R.S. No. 169, District Collectorate Touzi No. 60, Pargana - Magura, **comprised in C.S. Khatian No. 302, R.S. Khatian No. 320 corresponding to L.R. Khatian Nos. 3915 & 3941**, appertaining to R.S. & L.R. Dag No. 844, under Police Station - Regent Park now Bansdrone, being KMC Premises Nos. 979, Brahmapur, Kolkata - 700096, within the limits of Ward No. 111 vide KMC Assessee Nos. 31-111-06-0979-0 of the Kolkata Municipal Corporation, in the

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District South 24 Parganas, **A.D.S.R. & D.S.R. at Alipore**, morefully and particularly described in the Schedule "A" hereunder written.

AND WHEREAS the said Owners being First Party herein with an intention to develop the said property details of which morefully described in Schedule "A" hereunder, approached the Developer herein for the same and the Developer herein being agreed to construct the said building at their cost and experience enter into this Agreement on the following terms and conditions :-

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS

:-

In these presents unless it is repugnant to the subject or context.

ARTICLE : I

OWNERS MEANS : 1. SMT. SUBHRA SARKAR, wife of Sri Jahar Lal Sarkar, by Faith - Hindu, by Occupation - Retired Person, by Nationality - Indian, residing at Joymati Nagar, Adabari, P.O. Pandu, P.S. Jhalukbari, in the District of Kamrup, Guwahati - 781012, in the State of Assam **AND 2. SRI SANKAR CHANDRA DATTA**, son of Late Manindra Nath Datta, by Faith - Hindu, by

Occupation - Retired Person, by Nationality - Indian, residing at A-26/2, Brahmapur South, P.O. Brahmapur, Police Station - Regent Park now Bansdroni, Kolkata - 700096, in the District South 24 Parganas.

PREMISES : shall mean the Premises morefully described in Schedule "A" hereunder.

BUILDING : shall mean the Ground Plus Three storied building to be constructed in the Schedule "A" property by the Developer as per sanctioned plan to be sanctioned by the Kolkata Municipal Corporation.

COMMON AREAS : shall include the passag, ways, stair case, stair ways, gates, common sanitary system/septic tank, all rain water pipes, sewerage, fittings, fixtures, manholes, pit, gullies, roof, deep tube well water connection and pipe lines, water pump and overhead tank, boundary walls, court yards, WBSEDCL Electric connection, electric supply line to common areas, main switch, electric meter room, interior walls and other facilities which will be provided by the Developer time to time. The common areas are impartible.

OWNER'S ALLOCATION : shall mean the allocation as morefully described in the Schedule "B" hereunder.

DEVELOPER'S ALLOCATION : shall mean portion to the said building save and except the Owner's Allocation as morefully described in Schedule "C" hereunder.

ARCHITECT : shall mean that such person or persons who shall be duly appointed by the Developer for designing and planning of the building and also supervision during continuance of the construction if decided by the Developer as per KMC rules and norms.

TRANSFER : with its grammatical variations shall include transfer of or possession and by any means adopted for effecting that is understood as a transfer of undivided and impartible share of land to Purchasers thereof although the same may not amount to a transfer of law;

TRANSFeree : shall mean a person or partnership firm, limited company, association or persons to whom any share of undivided land underneath the building to be built shall be transferred along with finished flat as per sanction building plan by K.M.C.

ARTICLE : II (COMMENCEMENT)

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

ARTICLE : III (OWNER'S RIGHTS AND REPRESENTATION)

The Owners are seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the said Premises as absolute sixteen annas Owners thereof.

1. The Owners are absolute Owners and seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the said Premises.
2. None other than the Owners have any claim, right and interest and/or demand over and in respect of the said Premises portion morefully described in the Schedule "A" and the said Premises is free from all encumbrances, liens, attachments, charges, trusts or any otherwise as per provisions of law. Till this day, the Owners have not yet entered into any agreement for sale or joint venture agreement in respect of the said premises with any one else.
3. If any time, defect in title shall be found or if anybody shall dispute the title of the Owners in respect of the said property or any suit or action or proceedings shall be initiated or already initiated in regard to the title of the

Owners in respect of the said Premises, then and in that event, it shall be the responsibility of both the Owners and the Developer to mutually defend the suits, actions or proceedings at their costs in equal share and

4. The Owners have every right to raise any objection or taking any step at any point of time if there is any violation of clauses of this agreement.

ARTICLE : IV (DEVELOPER'S RIGHT)

The Owners hereby grants right to the Developer to construct, erect and build the proposed building in the Schedule "A" premises.

ARTICLE : V CONSTRUCTION

1. In consideration of the Owners having agreed to permit the Developer to commercially exploit the said premises by construction, erection and building i.e. the building in accordance with the Architect's plan and sanctioned by the Calcutta Municipal Corporation with its modification and amendment and as may be required by the Developer, the Developer has agreed to allocate the Owner's Allocation space.

2. The said Ground Plus Three storied building as well as the Owner's Allocation will be constructed and completed with good and standard materials with Floor Tiles finished floor all through and the said building will be a decent one and shall contain all amenities which are normally provided for a decent building for residential purposes.
3. The Owners shall not be liable to pay or contribute nor the Developer shall be entitled to call upon the Owners to pay and contribute any amount in the construction and completion of the said building and/or the said Owner's Allocation.

ARTICLE - VI PROCEDURE

1. The Owners shall grant to the Developer and their or nominated person or persons an irrevocable Power of Attorney as may be required for the purpose of obtaining all necessary permission and approval from the different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority for the purpose of and following up the matter of selling the undivided share of land for the flat to the Developer's Allocation to its nominated person or persons at the rate to be fixed by the Developer after giving Owner's Allocation to the Owners.

2. The Developer shall sell and transfer the undivided proportionate share in the land underneath the building comprising in the portion of the Developer' Allocation and at the first instance handing and making over the said Owner's Allocation to the Owners to their full satisfaction prior to handover the possession of the intending purchaser of the Developer's Allocation.
3. The Developer shall execute deed of sale as Constituted Attorney of the Owners for the Developer's Allocation after delivery of the Owner's Allocation is made and handed over and payment of the amount to the Owners as mentioned in Second Schedule.
4. That the Developer shall spend all the money for all necessary permission for the construction and after obtaining sanctioned plan from KMC. The Developer shall start construction of the building at its own costs.
5. That the Owners shall/may not do anything by which the constructional work of the said building by Developer may be restrained from doing or completing the same by the Developer if the Developer do the same after fulfilling all the terms and conditions and observing all the rules, regulations of the Kolkata Municipal Corporation and other related authorities.

6. All men and machineries and materials will be supplied by the Developer at their own costs and expenses.
7. That the supervision of the construction of building will be undertaken by the Developer and the Owners may raise any objection for the same, if there is any irregularities or their any below standard quality materials are being use in the construction of the building. All negotiations for the necessary permission for the construction of the said building and also for electric connection, water connection, sewerage system will be done by the Developer as Constituted Attorney of the Owners. at the costs of the Developer.
8. That the Developer shall have right to select the intending Purchaser for the Developer's Allocated portion and on the other hand Owners shall have right to select the intending Purchaser for the Owner's Allocated portion and shall receive part or full consideration money and shall discharge money receipt for the same and the Owners shall not be liable for any such money as stated above.
9. That the Developer shall execute all relevant documents relating to the transfer of the Flat, etc. in the Developer's Allocation and the land at the cost and expenses of the intending Purchaser and the Owners cannot raise any

objection for the same subject to the owner's allocated flats/units and handed over and delivered to him in his full satisfaction.

ARTICLE - VII POSSESSION AND CONSTRUCTION

1. It has been agreed by the Parties herein that the construction, erection and completion of the said building shall be completed within 18 months (Eighteen) from the date for obtaining sanctioned plan. It has further been agreed that the Developer shall submit the building plan for construction in respect of the Schedule property and shall obtain necessary sanction thereof within 6 (six) months from the date of execution and registration of this Agreement and shall complete the construction work in all respect within 18 months thereof. The building shall be completed **24 months** from the obtaining sanction plan before the Kolkata Municipal Corporation.
2. That the Developer shall on completion of the new building, put the Owners in possession of the Owner's Allocation in complete and habitable conditions together with all rights in common specified as common areas and parts and/or facilities in the said building prior to handing over any

other portion of the building to any of the intending Purchaser of Developer's Allocation.

However, if there is any genuine cause for delay in completion of the building, the time period of handing over the possession may be extend for further 3 (three) months upon request of the "Developer" No further time beyond 3 (three) months shall be allowed beyond Construction Period.

3. That the Owners shall be entitled to transfer or otherwise deal with the Owner's Allocation or portion thereof at the sole discretion of the Owners.
4. It is expressly agreed and declared that the Developer shall be entitled to receive the Developer's allocation in the said building without any formal deed of transfer immediately after possession is made over to the Owners of the Owner's Allocation constructed by the Developer.
5. The Owners shall co-opeate with the Developer for obtaining quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials for construction of the said new building and for obtaining quotas, entitlements and other allocations for cement, steel, bricks and other building materials for construction

of the said new building and for obtaining temporary and permanent connection of water (filtered and unfiltered), electricity and separate drainage, sewerage and gas etc. for the said building.

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

ARTICLE - VIII BUILDING

1. The Developer shall be authorised in the name of the Owners in so far as is necessary to apply for quotas of or for cement, steel, bricks and other building materials allocable to the Owners for the construction and obtain temporary and permanent connection of water, electricity power drainage, sewerage and/or gas to the portion of the new building and other input and facilities required for the construction or enjoyment of a portion of the building for which purpose, the Owners shall execute in favour of the Developer a Development Power of Attorney and other authorisation as shall be required by the Developer.

2. The Developer shall at their own costs and expenses and without creating any financial or other liabilities on the Owners, construct and complete the said building and various units/flats and/or apartments thereto or modification including roof frame structure shall be made in the Owner's Allocation and remaining portion of the roof in total with the consent of the Owners in writing. The name of the new building may be choosed by the Owners.

ARTICLE - IX DEVELOPER'S ALLOCATION

1. That the Developer's Allocation will be the remaining portion other than the portion mentioned in Schedule "B" including the proportionate share in the land and also in common parts including the undivided share in common facilities and apartments thereto and also common stair case including the right of roof proportionately with the Owners. The person or persons as the intending Purchaser for Developer's Allocation will be allowed to use the roof, commonly along with Owners. The said property shall be constructed in the Schedule "A" premises, morefully described in the First Schedule hereunder.

2. That the Developer shall execute the Deed of Conveyance in favour of the Developer's nominated Purchaser/ Purchasers, company or companies or whatsoever as a Constituted Attorney of the Owners including the undivided proportionate share underneath the building and all other facilities which are available in the Developer's Allocation. At the cost of the intending Purchaser, the Developer as Constituted Attorney of the Owners shall execute all such deeds, which are necessary for transfer of Developer's Allocation. The Owners shall not raise any objection for the same provided the entire Owner's Allocation to be delivered first and the money agreed to be paid by the Developer if any to the Owners under these presents is fully paid by up by the Developer to the Owners and the Owners are fully satisfied about his allocation and cash consideration.

ARTICLE - X NOTICE OF POSSESSION PAYMENT OF

TAXES

1. The Developer does hereby undertake and declare that the delivery of Owner's Allocation will be made over within **24 (Twenty Four) months** from the date of obtaining

sanction plan before the Kolkata Municipal Corporation and time in this matter will be treated as the essence of contract.

2. After completion of the Owner's Allocation as per sanctioned plan, the Developer shall issue a possession letter to the Owners at their respective address before delivery of possession. On receipt of the above said letter, the Owners shall take over possession of the Owner's Allocation being free from all encumbrances and then, the Developer as Constituted Attorney of the Owners, shall execute Deed of Conveyance in respect of Developer's Allocation to the respective intending Purchaser duly nominated by the Developer.
3. The Developer shall be liable to pay the all K.M.C. taxes from the date of taking over possession of the Schedule "A" property till completion of the building and after taking over possession and fulfillment of Schedule "B" property, the Owners shall pay proportionate share of taxes for allotted portion and intending Purchasers shall be liable to pay allocated portion's taxes on proportionate basis from the date of possession of the said allocated portion.

4. The responsibility for installation of the main Electric Meter will be with the Developer i.e. the Second Party herein but the cost of transformer's proportionate share will be borne by the Occupiers/Purchasers/Owners proportionately.

ARTICLE - XI DUTIES AND OBLIGATION AND/OR REGISTRATION

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

ARTICLE - XII OWNER'S INDEMNITY

1. The Owners hereby agree that the Developer shall be entitled to the said construction including the Developer's Allocation and shall enjoy the said allocation without any interference and/or disturbance provided that the

Developer performs and fullfill all the terms and conditions herein contained and on their part are to be observed and performed.

ARTICLE - XIII DEVELOPER'S INDEMNITY

1. The Developer hereby agreed to keep the Owners indemnified against all third party claims arising out any act or admission of the Developer.
2. The Developer hereby undertakes to keep the Owners indemnified against all actions, suits, costs, proceedings and claims and may arise out of the constructions of the said building, Developer's Action with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

ARTICLE - XIV MISCELLENOUS

1. The Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the Developer and the Owners or as a Joint Venture between the parties hereto to any manner nor shall the parties hereto constituted as an assoaction of persons.

2. It is understood that from time to time facilitate the construction of the building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and may be required to be signed or made by the Owners which specified provision may not have been mentioned herein. The Owners hereby undertakes to all such acts, deeds, matters and the Owners shall execute any such additional power of attorney and/or authorisation may be required by the Developer for the purpose of the same and the Owners also undertake to sign and execute all such additional applications and other documents as the same may be provided that all such acts, deeds, matters and things do not in any way infringe on the right of the Owners and/or against the spirit of the Agreement.
3. Any notice to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand and duly acknowledge or sent by prepaid registered post with A/D and shall likewise be deemed to have been served on the Developer.

4. The Developer and the Owners shall mutually frame scheme for the management and administration of the said building and/or common parts therein.

ARTICLE - XV FORCE MAJEURE COURSES

The Owners and the Developer hereto shall not be liable or considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of force Majeure and shall be suspended from the obligations during duration of force Majeure.

ARTICLE - XVI ARBITRATION

In the case of any dispute and difference or question arisen between the parties hereto with regard to this Agreement, the same shall be adjudicated by the Civil Courts of South 24 Parganas Alipore if the disputes are not solved mutually.

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS OF THIS DEVELOPMENT POWER OF ATTORNEY THAT We, **1. SMT. SUBHRA SARKAR**, wife of Sri Jahar Lal Sarkar, having her PAN - AHPPS6446J, Aadhaar No. 9474 4611 3192, by Faith - Hindu, by Occupation - Retired Person, by Nationality - Indian, residing at

Joymati Nagar, Adabari, P.O. Pandhu, P.S. Jhalukbari, in the District of Kamrup, Guwahati - 781012, in the State of Assam
AND 2. SRI SANKAR CHANDRA DATTA, son of Late Manindra Nath Datta, having his PAN-ADTPD4802B, Aadhaar No. 8039 8768 0182, by Faith - Hindu, by Occupation - Retired Person, by Nationality - Indian, residing at A-26/2, Brahmapur South, P.O. Brahmapur, Police Station - Regent Park now Bansdronei, Kolkata - 700096, in the District South 24 Parganas, hereinafter called the
EXECUTANTS :-

WHEREAS the Executants herein have appoint, nominate and constitute **MUKHERJEE ASSOCIATES** a Proprietorship Firm, having its office at A-48, Brahmapur (South), P.O. Brahmapur, P.S. Bansdronei, Kolkata - 700096, in the District South 24 Parganas, being represented its Proprietor namely **SMT. APARNA MUKHERJEE** wife of Sri Ashim Kumar Mukherjee, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at A-48, Brahmapur (South), P.O. Brahmapur, P.S. Bansdronei, Kolkata - 700096, in the District South 24 Parganas, as our true and lawful attorney to do the following acts, deeds, things and matter on our behalf in connection with the Schedule below property that is to say :-

1. To lookafter, manage and control the aforesaid Schedule "A" below property as mentioned hereunder and hereinafter referred to as the said property on our behalf.
2. To represent us before all the office/offices concerned and also like such KOLKATA MUNICIPAL CORPORATION authority and to sign all papers, documents on our behalf for mutation of our names in respect of the relevant papers and the KOLKATA MUNICIPAL CORPORATION and to appear in all hearing before the authorities of the KOLKATA MUNICIPAL CORPORATION for such mutation, raising objections and/or appeals on our behalf against the excess valuation assessed by the KOLKATA MUNICIPAL CORPORATION and also to prefer appeal before the appropriate authorities and represent us at the time of hearing of such objection of appeal on our behalf and also to sign building plans thereof.
3. To sign and submit proposed building plan on our behalf by the said Attorney for residential purposes.
4. To sign and/or submit the proposed building plan or any revision plan by the said Attorney on our behalf.
5. To sign for and obtain all necessary sanction clearances of the said Premises by the said Attorney on our behalf.

6. To appear for and represent us before any competent authority tribunal authority arbitrator or revenue, administrative Civil Criminal, Jurisdiction relating to the any matters concerning the said property as per mentioned and written in the Schedule below on our behalf.
7. To institute any case or defend any suit, proceedings, appeals revision, injunction, proceedings, enquiry, claims etc. relating to the said property on our behalf.
8. To appoint and/or engage any legal practitioner, Solicitors, Auditor, Valuer, Assessor, Arbitrators, and/or any legal Practitioner or any Advocate or Advocates other person or persons and to sign, execute and deliver all vokatnamas, Ekrarnamas, show causes petition etc. for the aforesaid purposes on our behalf.
9. To sign, execute, submit or deliver all complaints, written statement objection, memorandum of appeal, applications, revision, injunction, petitions, and all other appeals and papers, documents and exhibits for the aforesaid purposes.
10. To visit and represent our before all the West Bengal Govt. Office or Offices concerned and/or central Govt. Office,

Thika Tenancy Office or Offices concerned and all other offices concerned smooth management of our said property as per stated and written in the Schedule hereunder on our behalf.

11. To apply and for to pay all rates, taxes, and revenues, charges, expenses outgoings payable for and on the account of the said property or any part thereof and similar to receive any such money and discharge receipt as income, rents, awards, compensations etc. receivable for and on account of the said property as per mentioned and written in the Schedule below and after deduction of all such outgoings to deposit the same on our bank accounts with proper acquaintance.
12. To apply for and obtain electricity, gas, water, sewerage/ drainage or any other civil commotion, amenities, telephone and other utilities in the said property and/or make alterations thereof and to close down or to disconnection the same on our behalf.
13. To execute and make any Deed of Conveyance or Conveyances or any other KMC Declaration as well as KMC Gift or other documents for registration when to be executed by our said Attorney only the Developer's

Allocation and to admit, execution and registration thereof before the registering authority or authorities concerned like as such registrar of Assurance, Kolkata, District Registrar Alipore, Additional District Sub-Registrar Behala or like any such other registering office or offices concerned and also put his signature as and when require in the said Indentures on our behalf, in our names.

14. That Executants herein bound to signature or signatures into the relevant documents, papers regarding to the Deed of Conveyance prior and/or in future to the hand over the lawful physical possession of the Owners' allocation when as necessary.
15. To make any kind of agreement or agreements with any purchaser or purchasers in respect of the Schedule below property on our behalf and to register the Deed of Conveyance on our behalf in favour of such intending purchaser or purchasers, name or names and to receive consideration money under allocation of the Developer's share.
16. To book the unit/flat in the said proposed building under Developer's Allocation on behalf of us and in that regard

the attorney shall have entered into an agreement for sale in any manner whatsoever save and except of Owner's Allocation and Developer shall have deposited the booking amount in to the Developer's Account.

17. To sign all the receipt or receipts which to be registered by our said Attorney in favour of the intending purchaser or purchasers in respect of the Developer's share of allocation and also to handed over the same to such intending purchaser or purchaser on our behalf.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by our said Attorney in this absolute discretion signature, which they may deem fit and proper, think necessary to do so or perform for the aforesaid property purposes.

AND We do hereby agree and undertake to ratify and confirm all such acts, deeds and things which our said Attorney may lawfully, do execute and caused to be done, performed by virtue of this Development Power of Attorney.

SCHEDULE "A" OF THE PROPERTY ABOVE REFERRED TO
(Description of the Land)

ALL THAT piece and parcel of land measuring more or less
4 (four) Cottahs 07 (seven) Chittaks 30 (thirty) Sq.ft.

TOGETHER WITH one brick built tile shed structure, having an area more or less 400 Sq.ft. with cemented floor finished, now standing thereon, lying and situated at **Mouza - Brahmapur, J.L. No. 48**, R.S. No. 169, District Collectorate Touzi No. 60, Pargana - Magura, **comprised in C.S. Khatian No. 302, R.S. Khatian No. 320 corresponding to L.R. Khatian Nos. 3915 & 3941**, appertaining to R.S. & L.R. Dag No. 844, under **Police Station - Regent Park now Bansdroni**, being KMC Premises Nos. 979, Brahmapur, Kolkata - 700096, within the limits of Ward No. 111 vide KMC Assessee Nos. 31-111-06-0979-0 of the Kolkata Municipal Corporation, in the District South 24 Parganas, **A.D.S.R. & D.S.R. at Alipore**, and the same is butted and bounded in the manner follows :-

- On the North** : House of Sankar Chandra Datta.
On the South : 14 ' ft. wide KMC Road and Flat of Balaka.
On the East : Three Storied Building.
On the West : 14 ' ft. wide KMC Road.

SCHEDULE "B" ABOVE REFERRED TO

OWNER'S ALLOCATION shall mean :-

SUBHRA SARKAR :- shall get Two Flats, being Flat Nos. 2A & 2B on the Second Floor along with One Car Parking Space on

the Ground Floor, in the West side of the proposed G+III storied building, as per sanction plan to be sanctioned by the Kolkata Municipal Corporation.

SANKAR CHANDRA DATTA :- shall get Two Flats, being Flat Nos. 1A & 1B on the First Floor along with One Car Parking Space on the Ground Floor, in the North-West side, Front portion and One Shop Room on the Ground Floor, besides 2nd Car Parking Space of the proposed G+III storied building, as per sanction plan to be sanctioned by the Kolkata Municipal Corporation.

That the Developer shall pay sum of Rs.20,001/- (Rupees Twenty Thousand and One) Only towards non refundable amount to the Owners.

SCHEDULE "C" ABOVE REFERRED TO

DEVELOPER'S ALLOCATION shall mean remaining Five Flats out of which One Flat being Flat No. 1C, on the First Floor, One Flat being Flat No. 2C, on the Second Floor and Three Flats being Flat Nos. 3A, 3B & 3C on the Third Floor along with remaining area including Office Space and Shop Rooms on the Ground Floor, of the proposed G+III storied building, as per sanction plan to be sanctioned by the Kolkata Municipal Corporation for the

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proposed construction over the land as described in the Schedule below, marked as Schedule "A".

SCHEDULE "D" ABOVE REFERRED TO

- a) The land on which the building is located and all easement rights and appurtenances belonging to the land and building.
- b) The foundation columns, girders, beams, supports, main walls, roof, corridors, lobbies, stair, stair-case ways and entrance and exists of the building.
- c) The easements, wards, storage space.
- d) Installation of common service, such as powers, lights, water, sewerage etc.
- e) Water Tanks, pumps, meters, compressor, pipes and tubes and general apparatus and installations existing for common use and passage and paths, etc.
- f) All other parts of this property necessary for convenient to the existence, maintenance and safety of the building and common enjoyment or normally in common use.
- g) Boundary.

SPECIFICATION OF THE PROPOSED BUILDING

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

Brick work : All exterior brick work shall be 8'' thick with bricks, all partition shall be 5'' inch thick with bricks and all internal wall shall be 3''.

Materials : All materials i.e. cement iron rod, sand, bricks should be 1st class standard.

FLOOR FINISH SKIRING DADO ETC.

Spartex Floor to all floor with 4'' height skirting to all rooms and 6'-0'' dado glazed tiles to bath and latrine and 3'-0'' height dado above cooking platform and sink. Kitchen Room shall be finished by Granite.

Plaster - The outside of the building will have sand and cement Plaster.

DOOR & WINDOW :-

1. Main entrance door and Collapsible Gate for each Flat.
 - i. Commercial flush door painted both sides.
 - ii. Wooden door frame, salwood.
2. Other Doors :-
 - i. Commercial flush door painted both sides.
 - ii. Wooden door frame salwood.
 - iii. Main door of the flat shall be Wooden and doors of the toilets and kitchen shall be P.V.C. door, both door will be provided by the P.V.C. Shutter.
 - iv. Aluminium window with guard grill as per approved design of Architect and painted both sides.
 - v. All windows shall have translucent glass.

WHITE WASH AND COLOUR WASH

The building shall be painted externally with reputed

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weather coat paint. The inside of the flat shall be plastered with Putty on the plaster surface.

Toilets :-

i. One European type white commode and one white plastic cistern.

ii. One white wash basin with tap.

iii. One Shower.

iv. Two Taps.

v. One Geyser Point.

i. One Western Type white comode with white plastic cistern.

ii. One white wash basin.

iii. One Tap.

Kitchen :-

i. One Kitchen Steel Sink.

ii. One Tap

Kitchen Black stone over Granite working platform 3' ft. height glazed tiles above the working platform with Steel sink. Provision for water purifier and chimney/Fan will be provided.

Water Supply :-

One R.C.C. overhead reservoir will be provided on the top of the last roof as per design. The suitable floor to deliver water to overhead reservoir.

Lift : Lift of reputed make will be provided. It will carry 4 (four) persons only.

The Lift will be maintained by the Flat Owners from Ground Floor to Top Floor. Maintenance charge will be share by the Flat Owners equally.

Electric Point : As per requirement.

IN WITNESS WHEREOF the Parties herein have set and subscribed their hands on the day, month and year first above written.

WITNESS :-

1. *Chandam Singh*
C/23 Brahampur
South, Kolkata - 700096

2. *Jagan Lal Sankar*
Byline 2, Joymatirapur
Adalpur.

Gurditi - At. Subhra Sankar.

12. 2. *Sankar Chandra Datta*

SIGNATURE OF THE LAND OWNERS

Drafted by me :

Shib Shankar Bhattacharya
WB/613/1980

(SHIB SHANKAR BHATTACHARYA)
ADVOCATE

Enrolment No. : WB/613/1980

Alipore Police Court, Kolkata-27

Alipore Police Court,

Kolkata - 700 027.

Computerised Printed by

Kuntal Mukherjee
Kuntal Mukherjee

FOR MUKHERJEE ASSOCIATES

Aparna Mukherjee
Proprietor

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

RECEIVED by the withinmentioned Land Owners from the within mentioned Developer the within mentioned sum of Rs.20,001/- (Rupees Twenty Thousand and One) only in terms of this Agreement, in presence of the following witnesses and in the following manners :-

- :: **MEMO** :: -

By way of

TOTAL Rs.20,001/-

(Rupees Twenty Thousand and One only)

WITNESSES : -

1) Chandan Singh
C/23 Brahmapur
South, Kolkata - 700096












2) Jagan Lal Jaiswal
B/2, Joynti Nayan
Adabani
Kolkata - 12

1. Subhra Sankar .

2. Sankar chandra Datta












SIGNATURE OF THE LAND OWNERS

Subhra Sankar

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












Name.....SUBHRA SANKAR.....

Signature.....Subhra Sankar.....

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

Name.....

Signature.....Sankar Chandra Datta.....

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

Name.....ANAMA MUKHERJEE ASSOCIATES.....

Signature.....Anama Mukherjee.....

Proprietor



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



131220232031626726

GRIPS Payment Detail

GRIPS Payment ID:	131220232031626726	Payment Init. Date:	13/12/2023 16:56:41
Total Amount:	7199	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0137634291325	BRN Date:	13/12/2023 16:57:06
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mrs APARNA MUKHERJEE
Mobile: 9836143233

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240316267278	Directorate of Registration & Stamp Revenue	7199
Total			7199

IN WORDS: SEVEN THOUSAND ONE HUNDRED NINETY NINE ONLY.

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

PAID



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



192023240316267278

GRN Details

GRN:	192023240316267278	Payment Mode:	SBI Epay
GRN Date:	13/12/2023 16:56:41	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0137634291325	BRN Date:	13/12/2023 16:57:06
Gateway Ref ID:	CHO4775264	Method:	State Bank of India NB
GRIPS Payment ID:	131220232031626726	Payment Init. Date:	13/12/2023 16:56:41
Payment Status:	Successful	Payment Ref. No:	2002894357/1/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mrs APARNA MUKHERJEE
Address:	A-48 BRAHMAPUR SOUTH BANSDRONI KOLKATA 700096
Mobile:	9836143233
Period From (dd/mm/yyyy):	13/12/2023
Period To (dd/mm/yyyy):	13/12/2023
Payment Ref ID:	2002894357/1/2023
Dept Ref ID/DRN:	2002894357/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002894357/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	6971
2	2002894357/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	228
Total				7199

IN WORDS: SEVEN THOUSAND ONE HUNDRED NINETY NINE ONLY.

PAID







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022002894357/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	SUBHRA SARKAR JOYMATI NAGAR, ADABARI, City:- , P.O:- PANDU, P.S:- JALUKBARI, District:- Kamrup, Assam, India, PIN:- 781012	Land Lord			Subhra Sarkar 30/12/2023
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	SANKAR CHANDRA DATTA A-26/2, BRAHMAPUR SOUTH, City:- , P.O:- BRAHMAPUR, P.S:- Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700096	Land Lord			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	APARNA MUKHERJEE A-48, BRAHMAPUR SOUTH, City:- , P.O:- BRAHMAPUR, P.S:- Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700096	Represent ative of Developer [MUKHER JEE ASSOCIA TES]			

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	SUBHRA DATTA Wife of SANKAR CHANDRA DATTA A-26/2, BRAHMAPUR SOUTH, City:- , P.O:- BRAHMAPUR, P.S:- Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700096	SUBHRA SARKAR, SANKAR CHANDRA DATTA, APARNA MUKHERJEE			<i>Subhra Datta</i> 30/12/2023

(Suman Basu)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1602-00108/2024	Date of Registration	03/01/2024
Query No / Year	1602-2002894357/2023	Office where deed is registered	
Query Date	24/11/2023 4:18:17 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RATAN BHATTACHARJEE ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836143233, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,001/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 48,65,624/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,071/- (Article:48(g))	Rs. 260/- (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:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brahmapur, , Premises No: 979, , Ward No: 111 Pin Code : 700096

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 7 Chatak 30 Sq Ft	1/-	45,95,624/-	Width of Approach Road: 14 Ft.,
Grand Total :				7.3906Dec	1 /-	45,95,624 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	2,70,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	SUBHRA SARKAR (Presentant) Wife of JAHAR LAL SARKAR JOYMATI NAGAR, ADABARI, City:- , P.O:- PANDU, P.S:-JALUKBARI, District:- Kamrup, Assam, India, PIN:- 781012 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AHxxxxxx6J, Aadhaar No: 94xxxxxxx3192, Status :Individual, Executed by: Self, Date of Execution: 30/12/2023 , Admitted by: Self, Date of Admission: 30/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/12/2023 , Admitted by: Self, Date of Admission: 30/12/2023 ,Place : Pvt. Residence			
2	Name	Photo	Finger Print	Signature
	SANKAR CHANDRA DATTA Son of Late MANINDRA NATH DATTA Executed by: Self, Date of Execution: 30/12/2023 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Office		 Captured	
		03/01/2024	LTI 03/01/2024	03/01/2024
	A-26/2, BRAHMAPUR SOUTH, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx2B, Aadhaar No: 80xxxxxxx0182, Status :Individual, Executed by: Self, Date of Execution: 30/12/2023 , Admitted by: Self, Date of Admission: 03/01/2024 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	MUKHERJEE ASSOCIATES A-48, BRAHMAPUR SOUTH, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 , PAN No.:: AJxxxxxx1B,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
	APARNA MUKHERJEE Wife of ASHIM KUMAR MUKHERJEE Date of Execution - 30/12/2023, , Admitted by: Self, Date of Admission: 03/01/2024, Place of Admission of Execution: Office		 Captured	
		Jan 3 2024 1:46PM	LTI 03/01/2024	03/01/2024

A-48, BRAHMAPUR SOUTH, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx1B, Aadhaar No: 69xxxxxxxx9590 Status : Representative, Representative of : MUKHERJEE ASSOCIATES

Identifier Details :

Name	Photo	Finger Print	Signature
SUBHRA DATTA Wife of SANKAR CHANDRA DATTA A-26/2, BRAHMAPUR SOUTH, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096		 Captured	
	03/01/2024	03/01/2024	03/01/2024
Identifier Of SUBHRA SARKAR, SANKAR CHANDRA DATTA, APARNA MUKHERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SUBHRA SARKAR	MUKHERJEE ASSOCIATES-3.69531 Dec
2	SANKAR CHANDRA DATTA	MUKHERJEE ASSOCIATES-3.69531 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SUBHRA SARKAR	MUKHERJEE ASSOCIATES-200.00000000 Sq Ft
2	SANKAR CHANDRA DATTA	MUKHERJEE ASSOCIATES-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160200108 / 2024

On 22-12-2023

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 48,65,624/-



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 30-12-2023

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

Presented for registration at 14:25 hrs on 30-12-2023, at the Private residence by SUBHRA SARKAR , one of the Executants.

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

Execution is admitted on 30/12/2023 by SUBHRA SARKAR, Wife of JAHAR LAL SARKAR, JOYMATI NAGAR, ADABARI, P.O: PANDU, Thana: JALUKBARI, , Kamrup, ASSAM, India, PIN - 781012, by caste Hindu, by Profession Retired Person

Indetified by SUBHRA DATTA, , Wife of SANKAR CHANDRA DATTA, A-26/2, BRAHMAPUR SOUTH, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession House wife

Digitally signed by Suman Basu, DN: cn=Suman Basu, o=District Sub-Registrar, ou=Office of the D.S.R. - I I South 24-Parganas, West Bengal, email=Suman.Basu@wb.gov.in



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 02-01-2024

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 260.00/- (B = Rs 200.00/- ,E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 228/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2023 4:57PM with Govt. Ref. No: 192023240316267278 on 13-12-2023, Amount Rs: 228/-, Bank: SBI EPay (SBlePay), Ref. No. 0137634291325 on 13-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by by online = Rs 6,971/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2023 4:57PM with Govt. Ref. No: 192023240316267278 on 13-12-2023, Amount Rs: 6,971/-, Bank: SBI EPay (SBlePay), Ref. No. 0137634291325 on 13-12-2023, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 03-01-2024**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.

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

Execution is admitted on 03/01/2024 by SANKAR CHANDRA DATTA, Son of Late MANINDRA NATH DATTA, A-26/2, BRAHMAPUR SOUTH, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu. by Profession Retired Person

Indetified by SUBHRA DATTA, , , Wife of SANKAR CHANDRA DATTA, A-26/2, BRAHMAPUR SOUTH, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession House wife

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

Execution is admitted on 03-01-2024 by APARNA MUKHERJEE,

Indetified by SUBHRA DATTA, , , Wife of SANKAR CHANDRA DATTA, A-26/2, BRAHMAPUR SOUTH, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 260.00/- (B = Rs 200.00/- ,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. 7,071/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 360489, Amount: Rs.100.00/-, Date of Purchase: 05/10/2023, Vendor name:
SUBHANKAR DAS



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 5549 to 5606

being No 160200108 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.01.03 15:35:59 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 03/01/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.