

437/23

I-00391/2023



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

27AA 876492

DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT** made on ...^{15th}..... day of
...^{March}....., Two Thousand and Twenty Three (2023).

BETWEEN

Contd...P/2

Certified that the document is ready for
to registration. The Signature sheets and
the endorsement sheets and the said
documents are part of this document.

Adml. Dist. Sub-Registrar
Alipura, South 24 Parganas

15 MAR. 2023

Handwritten notes: 15/03/2023, 2-5760/4, 2023

1) SRI UTPAL DUTTA, son of Late Krishna Pada Dutta, by Occupation-Retired , PAN Card No. ACYPD6674R, Aadhaar Card No. 6635 5504 6403 and
2) SRI SWAPAN DUTTA, son of Late Krishna Pada Dutta, by Occupation-Retired, PAN Card No. ARDPD6495J, Aadhaar Card No. 3289 1381 3632 , both by faith- Hindu, both by Nationality- Indian, both are residing at 1/C, Subhas Park, P.O.- Bansdrone, P. S.- Bansdrone, Kolkata- 700070, the District South 24 -Parganas, West Bengal -hereinafter called and referred to as the "OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and/ or assigns) the party of the **FIRST PART.**

AND

"GANGULY ENTERPRISE" a sole Proprietorship concern, having its office at 186, Bansdrone Rifle Club, P.S.- Regent Park now Bansdrone, P.O.- Bansdrone, Kolkata-700070, District South 24 -Parganas, West Bengal, represented by its Proprietor namely SRI TAPAN GANGULY, son of Late Jagannath Ganguly, by occupation- Business, PAN- Card No. AGAPG5549A, AADHAAR Card No. - 9770 3779 4685, by faith - Hindu, by Nationality - Indian, residing at 186, Bansdrone Rifle Club, P.S.- Regent Park now Bansdrone, P.S.-Bansdrone, Kolkata-700070, District South 24-Parganas, West Bengal, hereinafter called and referred to as the "DEVELOPER/ CONTRACTOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and/ or assigns) the party of the **SECOND PART.**

WHEREAS one Sitish Chandra Mitra while had been enjoying the above mentioned landed property without any body interruption transferred, sold, conveyed and assigned the aforesaid land measuring 4(four) Cottahs 5(five) Chittacks and 1(one) Sq.Ft. be the same a little more or less lying and situate at Mouza- Bansdroni, J.L.No.45, Khatian No.102 formerly 104 there after 1498 now L.R. Khatian No. 4274 and 4275, Dag No.353 now L.R. Dag No. 353, Touzi No. 11 in the District of South 24-Parganas, within the limits of Calcutta Municipal Corporation (known as C.M.C.) now Kolkata Municipal Corporation (K.M.C.) Ward No. 112, being K.M.C. Premises No. 8, Subhash Park (same known as mailing address 1/C, Subhash Park , P.S. - Regent Park now Bansdroni, P.O. - Bansdroni, Kolkata-700070, under the District of South 24-Parganas; along with all easement rights, in favour of one namely Krishnapada Dutta (since deceased) by a way of Registered Deed of Sale (in Bengali language called "Bikroy Kobala") , dated 24th June, 1957, which was registered at the office of the Sadar Alipore , South 24 -Parganas and recorded into Book No. I, Volume No. 88, Pages from 79 to 85, Being No. 5329 for the year - 1957, which is more fully described in the Schedule therein.

AND WHEREAS the said Krishnapada Dutta (since deceased) erected one storied brick built building thereon in the year 1961 and he mutated and recorded his name in the records of the K.M.C. in respect of the above mention Schedule property and the said premises now known and numbered as K.M.C. Premises No. 8, Subhash Park (same known as mailing address 1/C, Subhash Park) ;

AND WHEREAS the said Krishnapada Dutta who was during his life time and at the time of his death a Hindu governed by the Dayabhaga School of Hindu Law and Hindu Succession Act 1956 died intestate leaving behind him surviving his widow Smt. Bakul Dutta, two sons the said Utpal Dutta and

Swapan Dutta and only daughter Smt. Nita Mazumdar inter alia landed property at K.M.C. Premises No. 8, Subhash Park (same known as mailing address 1/C, Subhash Park) and their respective undivided share is as follows :- Smt. Bakul Dutta hold 25 % or ¼th, Sri Utpal Dutta hold 25 % or ¼th, Sri Swapan Dutta hold 25 % or ¼th, and Smt. Nita Mazumdar hold 25 % or ¼th.

AND WHEREAS there after said Smt. Bakul Dutta and Smt. Nita Mazumdar gifted their undivided each 25 % or ¼th share and jointly 50 % or ½th of the landed property to Sri Utpal Dutta and Sri Swapan Dutta by virtue of a registered Indenture (Deed of Gift) and the said Indenture (Deed of Gift) was duly registered in the office of the Registrar of Assurances Calcutta, on 03-01-1992 and duly recorded in it's Book No.-I, Volume No.-27, Pages - 335 to 342, being No.- 143, for the year 1992.

AND WHEREAS the said Sri Utpal Dutta and Sri Swapan Dutta had become the absolute Joint Owner and they absolutely seized and possessed the above mentioned Schedule property and they mutated and recorded their name in the records of the K.M.C. in respect of the above mention Schedule property and thereafter the said authority concern of the K.M.C. assessed and published as a recorded owner in the name of said Sri Utpal Dutta and Sri Swapan Dutta in respect of the Schedule property, which is known and number as K.M.C. Premises No. 8, Subhash Park (same known as mailing address 1/C, Subhash Park), P.S.- Regent Park now Bansdroni, P.O.- Bansdroni, Kolkata-700070, under the District of South 24-Parganas and K.M.C. Ward No. 112, bearing Assessee No.31-112-20-0008-8, within the Jurisdiction of the District South 24-Parganas, having its Sub Registrar office at Alipore , South 24 -Parganas and they have constructed a one stored structure upon their said Land.

AND WHEREAS the said Owners/First Party herein desires to erect a new multistoried Building upon the same demised land by way of sanction

Building Plan but being unable to implement their said desire due to the lack of the technical knowledge and finance etc request of the Developer /Second Party herein , to execute the said development work and the Developer after going through all the documents of the Landed property and the Developer being satisfied has agreed to take up the said Development Work.

AND WHEREAS the Owners/First Part herein have agreed to deliver the vacant possession of the property hereinafter, referred to as the premises which is in their occupation and possession to the Developer for the construction purposes of proposed new multistoried building.

AND WHEREAS the Developer herein response to the announcement of seeking help by the Owners as aforesaid agreed to cause Development in the said land of All That piece and parcel of Land measuring 4(four) Cottahs 5(five) Chittacks and 1(one) Sq.Ft. be the same a little more or less with one storied brick built house lying and situate at Mouza- Bansdroni, J.L.No.45, Khatian No.102 formerly 104 there after 1498 now L.R. Khatian No. 4274 and 4275, Dag No.353 now L.R. Dag No. 353, Touzi No. 11 , within the limits of K.M.C. Ward No. 112, being K.M.C. Premises No. 8, Subhash Park (same known as mailing address 1/C, Subhash Park), P.S.-Regent Park now Bansdroni, P.O.- Bansdroni, Kolkata-700070, District of South 24-Parganas.

AND WHEREAS said Owners/First Part herein decided to construct a G+ 3 (three) storied Building on the said Land or Premises consisting of self contained several Flats in the said proposed building in different size with common areas and facilities for each residential Flat on the said Premises in accordance with the sanction Building Plan. But due to their financial crises they interested to search of a Developer, who would be in a position to execute the said work of development with his own men, materials and finance being a land Developer.

AND WHEREAS the said Owners/First Part herein, being the Owners and possessor in respect of the property i.e., All That piece and parcel of Land 4(four) Cottahs 5(five) Chittacks and 1(one) Sq.Ft. be the same a little more or less with one storied brick built house, lying and situate at Mouza- Bansdroni, J.L. No. 45, Khatian No.102 formerly 104 there after 1498 now L.R. Khatian No. 4274 and 4275, Dag No.353 now L.R. Dag No. 353, Touzi No. 11, within the limits of K.M.C. Ward No. 112, being K.M.C. Premises No. 8, Subhash Park (same known as mailing address 1/C, Subhash Park), P.S. - Regent Park now Bansdroni, P.O.- Bansdroni, Kolkata-700070, under the District of South 24-Parganas, desire to erect a new G+3(three)storied Building upon the same demised land consisting of self contained several Flats /Unites/Spaces in the said proposed building in different size with common areas and facilities for each residential Flat on the said Premises in accordance with the sanction Building Plan but being unable to implement their said desire due to the lack of the technical knowledge and finance, sought for the help of the Developer / Second Party herein.

AND WHEREAS the Owners/First Part herein has agreed to deliver the vacant possession of the property hereinafter, referred to as the premises which is in their occupation and possession to the Developer for the construction purposes.

AND WHEREAS the Developer herein response to the announcement of seeking help by the Owners as aforesaid agreed to cause Development in the said of All That piece and parcel of land measuring 4(four) Cottahs 5(five) Chittacks and 1(one) Sq.Ft. be the same a little more or less with one storied brick built house lying and situate at Mouza- Bansdroni, J.L. No. 45, Khatian No.102 formerly 104 there after 1498 now L.R. Khatian No. 4274 and 4275, Dag No.353 now L.R. Dag No. 353, Touzi No. 11 , within the limits of K.M.C.

Ward No. 112, being K.M.C. Premises No. 8, Subhash Park (same known as mailing address 1/C, Subhash Park), P.S. - Regent Park now Bansdrone, P.O. - Bansdrone, Kolkata-700070, under the District of South 24 -Parganas.

NOW THIS AGREEMENT WITNESSETH that the parties hereto have agreed to abide by the terms and conditions of this agreement and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the following:

Owners shall mean: Sri Utpal Dutta and Sri Swapan Dutta and further include each of their legal heirs, successor-in-interest, executors, administrators, representatives and/or assignees as the case may be.

Developer shall mean: "GANGULY ENTERPRISE", sole Proprietorship concern, having its office at 186, Bansdrone Rifle Club, P.S.- Regent Park now Bansdrone, P.O.- Bansdrone, Kolkata-700070, District South 24 -Parganas, West Bengal, represented by its Proprietor namely Sri Tapan Ganguly, son of Late Jagannath Ganguly, residing at 186, Bansdrone Raifle Club, P.S.- Regent Park now Bansdrone, P.S.-Bansdrone, Kolkata-700070, District South 24 -Parganas, and further include each of their legal heirs, successor-in-interest, executors, administrators, representatives and/or assignees as the case may be.

Property : All That piece and parcel of landed property i.e. All That piece and parcel of land measuring 4(four) Cottahs 5(five) Chittacks and 1(one) Sq.Ft. be the same a little more or less with one storied brick built house lying and situate at Mouza- Bansdrone, J.L. No. 45, Khatian No.102 formerly 104 there after 1498 now L.R. Khatian No. 4274 and 4275, Dag No. 353 now L.R. Dag No. 353, Touzi No. 11, K.M.C. Ward No. 112, K.M.C. Premises No. 8, Subhash Park (same known as mailing address 1/C, Subhash Park), P.S. - Regent Park now Bansdrone, P.O.- Bansdrone, Kolkata-700070, under the District of South 24 Parganas.

Development Agreement: That, this present Indenture (Development Agreement) for Development deemed to have been commenced on and with effect from the date of signing of the Indenture(Development Agreement).

Building: G+ 3 (three) storied Building i.e. Ground + Three storied Building to be constructed by the Developer on the said Landed Property of the Owners as per plan to be approved by K.M.C. and Building name is "BAKUL BARI".

Plan : The building plan to be prepared by the Architect/ Engineer and the proposed G+3 (three) storied Building to be constructed at the cost of the Developer according to the sanction plan.

Architect : The person and/or firm to be appointed by the Developer for supervising the said proposed building during the construction period.

Owner's Allocation : Owner's shall be entitled to get 50% in following manner as mention below:-

a. 1 (one) self contained residential Flat, consisting 3(three) Bed Room,1(one) Kitchen -cum- Dining Room, 1(one) Toilet, 1(one) W.C. and 1(one) Balcony , i.e. 50% of the total constructed area or F.A.R. on First Floor at the South-East -West side of the proposed G+ 3 (Three) Storied Building as per the sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+ 3 (Three) Storied Building.

b. 1 (one) self contained residential Flat consisting 3(three) Bed Room, 1(one) Kitchen -cum- Dining Room, 1(one) Toilet, 1(one) W.C. and 1(one) Balcony i.e. 50% of the total constructed area or F.A.R. on Second Floor at the South-East -West side of the proposed G+3 (three) storied Building as per the sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+ 3 (three) storied Building.

- c. 2 (two) self contained residential Flats, each consisting 1(one) Bed Room, 1(one) Kitchen -cum- Dining Room, 1(one) Toilet and 1(one) Balcony i.e. 50% of the total constructed area or F.A.R. on Third Floor at the South-East -West side of the proposed G+3(three)storied Building as per the sanctioned Building Plan along with the proportionate share of the First Scheduled land and common portion, common facilities and common amenities of the said proposed G+3 (three) storied Building.
- d. 50% of the approved/sanctioned Car Parking Space at the South side of the proposed G+III storied building over the said land as per Developer choice.
- e. And the Developer shall bear the shifting for two family charges and/or rent for rented accommodation of each family, from the date of hand over the existing premises to the Developer until to hand over the Owner's allocation to the Owners by the developer at the newly constructed G+3 (three) storied Building, which is Described in the Second Schedule herein.

Developer's Allocation: The Developer will be entitled to the rest of the construed area, after providing the Owner's allocation of the proposed G+3 (three)storied Building along with the proportionate share of common portion, common facilities and common amenities of the said proposed G+3 (three) storied Building, which are more fully and particularly described in the Third Schedule hereunder written.

Saleable Portion : The entire portions in the building save and except Owner's share of allocation pertaining to the Developer's allocation as described in the Third Schedule.

Common Service Areas : All the common service facilities including the over head water reservoir and water lifting pump and motor which to be enjoyed by the Owners and the Developer of the building more fully and particularly described in the Fourth Schedule hereunder written.

Transferors : In the context of this Agreement, the Owners herein respect of the undivided proportionate share of the land pertaining to the Developer's allocation after the completion of the construction of the proposed building as per the proposed plan.

Transferee : Shall mean the person, firm, limited company or association or persons to whom any space of the building would be transferred.

With The Grammatical Variation : Shall mean transfer by means of conveyance and shall include transfer possession and by any other means adopted for effecting what is understood as a transfer of space with undivided interest of land proportionate, to the flat and the right of use in common space in G+3(three) storied Building to the purchaser thereof.

Words Importing: Singular shall include plural and vice versa, masculine shall include feminine and neuter, likewise, words, genders shall include masculine and feminine genders.

Transfer: Transfer of proportionate undivided share/interest of land in property by the Owners attributable to the Developer's allocation and the Owner's allocation against which the Developer will construct the building where there will be both Owners and Developer's allocation.

Consideration: Owner's allocation will be constructed at the cost of the Developer against which the Owners will transfer the undivided proportionate share of land in the property attributable to the Developer's allocation.

Delivery of Possession of Land : In the context of this Agreement, the Owners will hand over to the Developer, a peaceful well demarcated physical possession of the existing building/property with the execution of the Development agreement for the purposes of the construction of G+3 (three) storied Building but the developer will issue the receipt or letter at the time obtaining possession of the existing building.

Time : The Developer will complete the building and deliver the peaceful vacant physical possession of the Owner's allocation to the owner within 30 (thirty) months from the date of execution of this agreement. The time may be extended due to unavoidable circumstances arises if any, by the mutual consent of both the parties, but the same shall not be extended for more than 6 (six) months in any circumstances.

Date of Commencement : This agreement be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in full force so long the Developers Allocation is sold or transferred to the intending Purchaser or Purchaser's. And also the delivery of possession of the Owner's allocation to the Owners which ever is later.

Undivided Share of Land : The undivided proportionate share / interest in the land of the property attributable to each flat / units pertaining to the Developer's allocation and the Owner's allocation.

Manner of Work and Specification : The materials and accessories which are to be used for the construction of the building (more fully and particularly described in the Sixth Schedule hereunder written).

Project : The work of development of the said property undertaken by the Developer.

Unit : Any independent flat in the building, which is capable of being exclusively owned, used and/or enjoyed by any unit Owners and which is not the common portion.

Unit Power : Any person who acquires, holds and/or owns any unit in the building shall include the Owner's and the Developer for the units held by them from time to time.

Tax Liabilities : The Owners shall not be liable to pay the tax liability in respect of selling the flats and spaces under Developer's allocation.

Article - I

After going through all the documents relating to the title of Owners in respect of the scheduled land the Developer has been satisfied and the Owners also declare that:

- a) The Owners are the absolute Joint Owners in respect of the property more fully described in the First Schedule hereunder written.
- b) There are no suits, litigations or legal proceedings in respect of the property.
- c) No person other than the Owners have any title of any nature whatsoever in the property or any part thereof.
- d) The right, title and interest of the Owners in the property are free from all the encumbrances and the Owners have a marketable title thereto.
- e) The premises or any part thereof is at present not affected by any requisitions/ acquisitions/ any alignment of any authority/ authorities under any law and/or otherwise nor any notice/intimation about any such proceedings has been received or come to the notice of the Owners.
- f) Neither the property nor any part thereof has been attached and/ or is liable to be attached due to Income Tax Revenue or any other public demand.
- g) The Owners have not in any way dealt with the property whereby the right, title and interest of the Owners as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.

Article - II:

Owner's Right

- a) The Owners will get the Owner's allocation described in the Second Schedule hereunder written without any hindrances from the Developer.
- b) The Owners shall deliver the Original Certified Copy of mother Deed and Original Gift Deed of the Title Deed or Deeds or any other documents from

their custody to Developer, against the proper receipts and/or memo to the issued by the Developer to the Owners.

Article - III:

Owner's Obligation

- a) The Owners shall answer and comply with all the requisitions made by the advocate of the Developer for establishing the title of the Owners in respect of the property shall make out a remarkable title but if encumbered any manner. The Owners shall remain liable to rectify all the latent defects in the title, if any at their costs and expenses. The Owners will make the delivery of peaceful, vacant physical possession of the said existing building property to the Developer, after sanction of the proposed plan and after getting the temporary accommodation to be arrange by the developer but before the construction of the proposed building as desire by the Developer free from all the encumbrances. The Developer will be authorized to construct and complete the building at his own cost and as per the specifications mentioned herein without any interference or hindrances from the side of the Owners, unnecessarily but the interference where required then the Owners will exercise their power or interference.
- b) Subject to compliance of all the terms of this agreement by the Developer, During the continuance of this Agreement the Owners shall not let out a fresh grant, lease, mortgage and/ or create any charge in respect of the said existing property or any portion thereof without the consent in writing of the Developer and the Developer for the time being assist the Owners.
- c) The Owners will, if required, execute agreement for sale in respect of sale of the undivided proportionate share of land attributable to the units pertaining to the Developer's allocation and present the same before the registration authority in respect of the Flats pertaining to the Developer's

allocation for registration at the cost of the Developer and/ or its nominee.

- d) The Developer with the execution of this Agreement shall request the Owners to deliver of all the documents relating to their title or property. And the Owners are always bound to comply that in said original certified copy and original deed of gift as stated before.
- e) The Owners will solely be responsible for delivering the peaceful vacant physical possession of the property to the Developer, free from all the encumbrances.
- f) The Owners will extent all the reasonable cooperation to the Developer for effecting the construction of the said building.
- g) The Owners shall, if required, from time to time, transfer to the Developer and/or its nominee undivided proportionate share in the land attributable to the units pertaining to the Developer's allocation in the building simultaneously or after the Delivery of Possession, the Owner's allocation. The costs of preparation, stamping, and registration of the necessary document such as Declaration, Affidavit, Boundary Declaration, Kolkata Municipal Corporation Deceleration, Gift to Kolkata Municipal Corporation, if any, shall be borne and paid by the Developer.
- h) In case of any encumbrances or dispute arises relating to the Title or Ownership in respect of the said property, then in such event the Owners shall be liable to meet up and remove the same at their own costs and expenses. In case the Owners do not, then the Developer will be at liberty to do so and to recover the said costs from the Owners.
- i) The Owners shall, if required, from time to time, grant such further power or authorities to the Developer concerning the project, for the Developer is doing the various works envisaged hereunder, including entering into an agreement for sale (excluding the Owner's allocation) and/ or construction of

the building and/or portion thereof and to receive all the amount in pursuance thereof.

- j) That the Owners shall be liable to pay all the previous taxes, mutation expenses in respect of the above noted property till the date of delivery of possession of the premises to the Developer.
- k) That the Owners shall execute and registration this Development Agreement and General Power of Attorney in favour of the Developer herein to run the said construction work and other allied matters at the cost and initiative of the Developer.
- l) The Owners will, if required, execute the agreement for sale in respect of the sale of the undivided proportionate share of land attributable to the units pertaining to the Developer's allocation and present the same before the registration authority in respect of the Flat pertaining to the Developer's allocation for registration at the cost of the Developer and/ or its nominee.
- m) The Owners with the execution of this Agreement, will hand over the original certified copy of mother deed and original gift deed, as the Title Deeds relating to the said property to the Developer and/ or Owners shall bound to produce all the original documents in relating with their title or property at any time to any competent authority in the request of the Developer.
- n) The Owners will extend all the reasonable cooperation to the Developer for effecting construction of the said building.
- o) The Owners shall, if required, from time to time, transfer to the Developer and/ or its nominee undivided proportionate share in the land attributable to the units pertaining to the Developer's allocation in the building simultaneously or after the Delivery of Possession the Owner's allocation to the Owners and the consideration for the same shall be a part of the cost of the construction of the Owner's allocation. The costs of preparation, stamping, and

registration of the necessary document such as Declaration, Affidavit, Boundary Declaration, K.M.C. Deceleration, Gift to K.M.C., if any, shall be borne and paid by the Developer.

p) In case of any encumbrances or dispute arises relating to the Title or Ownership in respect of the said property, then in such event the Owners shall be liable to meet up and remove the same at their own costs and expenses. In case the Owners do not, then the Developer will be at liberty to ~~do so and to~~ recover the said costs from the Owners.

q) To sign and execute a proper Agreement for Sale or Deed of Conveyance in respect Developer Allocation along with undivided importable proportionate share of the land underneath as per the proposed Plan to be proposed by the K.M.C. upon the land mentioned in the schedule hereinabove.

r) The Owners shall, if required, from time to time, grant such further power or authorities to the Developer concerning the project, for the Developer is doing the various works envisaged hereunder, including entering into an agreement for sale (excluding the Owner's allocation) and/ or construction of the building and/or portion thereof and to receive all the amount in pursuance thereof.

s) The Developer with the cooperation of the Owners will make all the arrangements for mutually settle the litigations by withdrawing the suits/ case at its cost without making the Developer liable for the same.

Article - IV:

Developer's Right

a) The Developer will have the exclusive right to build and complete at its own cost within the stipulated time as aforesaid subject to its getting the vacant possession of the premises with joint effort of the Owners and the Developer.

b) In the event of any dispute, both the parties will amicably settle the matter.

- c) The Developer will have full right and absolute authority to enter into any sale Agreement/ Sale with any intending Purchasers in respect of the said Developer's share of allocation (save and except Owner's share of allocation) at any price of its discretion and receive advance/ consideration in full thereof.
- d) The Developer will be entitled to occupy and use the property Subject To the terms and of this agreement, for the duration of the project. The Developer will be entitled to use the said premises for setting up a temporary size office and/ or quarters for its guard and other staff and shall further be entitled to put up sign boards and advertisement of the project and post its watch a d ward staffs after getting possession of the said property from the Owners.
- e) Upon being inducted into the premises, the Developer will be at liberty to do all the works as be required for the project and to utilize the existing electricity and water, if any, in the property, at its costs and expenses. The Developer will have the right to obtain the temporary connection of utilities for the project and the Owners shall sign and execute all papers and documents necessary therefore by the concerned authorities for such utilities required.
- f) The Developer will be entitled to receive, collect and realise all the money out of the Developer's allocation from the intending purchaser in respect of the flat/ units/ spaces/ car parking spaces if any, appertaining to the Developer's allocation without creating any personal and/ or financial liability upon the Owners.
- g) The Developer to cause such changes to be made in the plans as the architect may approve and/ or shall be required by the concerned authorities from time to time for the betterment of project.
- h) The Developer will be authorized so far as it necessary to apply for and obtain quota of cement, sleek brick and other building materials for the construction of the building.

- i) The Developer will be entitled to deliver the unit pertaining to the Developer's allocation to the intending Purchasers.
- j) The Developer will be entitled to transfer the undivided proportionate share of land in the premises together with proposed flats attributable to the Developer's allocation by the virtue of the Power of Attorney to be given by the Owner to the Developer or its nominee.
- k) The Developer will be entitled to make publicity and advertisement in all possible manners for the benefit of the commercial exploitation of the Developer's allocation.
- l) The Owners shall give such cooperation to the Developer and sign all the papers, confirmation and/ or authorities as may be reasonably required by the Developer from time to time for the project, at the cost and expenses of the Developer.
- m) The Developer shall have the right to demolish the existing structure and take over the existing materials if any.

Article - V:

Developer's Obligation

- a) The Developer prior to the delivery of possession and/ or execution of any Deed of Conveyance in respect of the flat/units/spaces/car parking spaces and other constructed spaces under the Developer's allocation to any third party or intending Purchasers will deliver the flat/units/spaces/car parking spaces and other constructed spaces under the Owner's allocation complete in all the respect including the electrical connection, water pump, municipal water, sewerage, drainage connection, plumbing, sanitary, overhead and underground water tanks i.e. habitable condition to the Owners within 30 (thirty) months from the date of execution of this Agreement. The time may be extended due to unavoidable circumstances arises if any, by mutual consent of

both the parties, but the same shall not be extended for more than 6(six) months in any circumstances. Notwithstanding the Developer will be entitled to extend time for completion of the project. In the event of any disputes regarding the vacant possession, both the parties will amicably settle the matter according to the situation.

b) All costs, charges, expenses and responsibility for the construction of the building and/ or the development of the said premises shall be borne and paid by the Developer exclusively. The Developer will complete the Owner's allocation with the specification annexed hereto.

c) The Developer will construct the building with ISI standard materials available in the market.

d) The Developer will bear all the costs arising out of the construction of the building.

e) The Developer will bear all the liabilities and imposition in respect of the premises and/ or part thereof from the date of taking possession of the premises till the Developer delivers the flat/units/spaces/car parking spaces and other construction spaces under the Owner's allocation to the Owners from the date of the Owner's allocation is handed over to the Owners, complete and made habitable in terms hereof, the Owners shall be responsible to pay and bear the outgoings and impositions in respect of the Owner's allocation whereas, the Developer will remain responsible for the liabilities and imposition on the Developer's allocation.

f) The Developer shall make arrangement of two independent accommodations for the Owners at his cost for the residence of the Owners during the period of construction of the proposed building.

g) Within one month from getting the information about the sanction of the plan of the proposed building the owners shall vacate therein said premises

and shift to the said temporary accommodation to be arranged by the developer and deliver vacant possession to the developer free from all encumbrances.

h) The Developer shall deliver possession of owners allocation as mentioned above to the owners along with letter of possession permanent building sanctioned plan, water connection with adequate ferrule, permanent electric connection upto date paid up electric and tax bill and completion certificate in good and habitable condition within the said stipulated period failing which the owners shall be entitled to get compensation for non-compliance if any.

Article - VI:

Indemnity

- a) The Developer indemnifies the Owners against all the claims, accidents, actions, suits and proceedings arising out of any acts of the Developer in connection with the construction of the building.
- b) The Developer will indemnify and keep the Owners indemnified in respect of all the costs, expenses, liabilities, claims, and/ or proceedings arising out of any acts done in pursuance of the authorities given as aforesaid.
- c) The Developer will keep the Owners saved harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance hereof.
- d) The Developer indemnifies the Owners against all the claims or demand that may be made due to any things done by the Developer during development work of the said premises and the construction of the new building including the claim by the adjoining properties for damage their building ,if any.
- e) The Developer indemnifies the Owners against all the claims and demands of the suppliers, contractors, workmen and agents of the Developer on the

account whatsoever including any accident of other loss.

- f) The Developer indemnifies the Owners against any demand and/ or claim made by the unit holder in respect of the Developer's allocation.
- g) The Developer indemnifies the Owners against any action taken by the K.M.C. and/ or other authority for any illegal or faulty construction or otherwise of the building.
- h) The Developer hereby agrees with the Owners not to do any act, deed or things whereby the Owners will be prevented from enjoying, selling, disposing, assigning of any of Owner's allocation in the property.

Article - VII:

Common Understandings

- a) In case it is required to pay any outstanding dues to the municipality or any other outgoings and liabilities in respect of the premises till the date the Owners hand over the vacant and peaceful possession of the premises to the Developer, then the Owners shall pay such dues and bear the costs and expenses thereof and the Developer will be liable for the subsequent period, if any. In other word, the Developer will pay the K.M.C. rates and taxes and electricity bills as outstanding dues of the said premises till the date of handing over possession of the Owner's allocation to the Owners, where after the Owner's shall be responsible for their allocation and the Developer for their allocation.
- b) The Owners shall be exclusively entitled to the Owner's allocation and the Developer shall be exclusively entitled to the Developer's allocation in the newly constructed building along with common service area as per proposed plan.
- c) The Owner's allocation shall be raised and constructed by the Developer for and on behalf of the Owners. The Developer's allocation of the building shall

be constructed by the Developer for and on behalf of it self the Owners and the Developer will be entitled absolutely to their respective allocation and shall be at liberty to deal therewith in any manner they deem fit and proper Subject To However the general restrictions for mutual advantage inherent in the Owner's allocation. They will also be at liberty to enter into an agreement for sale of their respective allocation save that insofar as the same relates to common areas (as described in the Fourth Schedule hereto) common expenses (as described in the Fifth Schedule hereto) and other matter of common interest, the Owners and the Developer will adopt the same covenants and restrictions. The form of such agreement to be utilized by the parties shall be such as drawn by the advocates in consultation with the parties hereto, but the same shall be in accordance with the practices prevailing in respect of Ownership flat/units/spaces/car parking spaces , at the buildings in Kolkata.

d) The Developer will be entitled to all such monies receivable in respect of the Developer's allocation Provided However that the monies payable and/ or deposits for common purposes and common expenses shall be receivable only by the Developer from all the units Owners till formation of the society or any Owner's association of the unit Owners.

e) The Developer will provide electricity connection for the said building including the Owner's allocation and the Owners and/ or their nominees shall reimburse for their individual meter as required to obtain electricity from the WBSEDCL to the Developer.

f) Upon completion of the building, all the flat/unit Owners shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management of the said building until compilation of mutation individually.

g) If so required by the Developer, the Owners shall join and/ or cause such

persons as may be necessary to join as confirming parties in any documents conveyance and/ or any other documents of transfer that the Developer may enter into with any person who desire to acquire units comprised in the Developer's allocation. That if the Developer died during the construction of the building, the legal heirs/ assignee/ successor/ successors-in-office/ legal representatives will be responsible to complete the construction work of the proposed building.

h) THAT this Agreement shall be deemed to have commenced on with effect from the date of signing of the Agreement for Development and the Owners herein have appointed the Developer for Development of the landed property.

i) THAT this Agreement is a contract between this Owners and the Developer and is not a Partnership.

j) THAT nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right title or interest in respect of the said premises in favour of the Developer other than an exclusive right to the Developer to do or refrain from doing the acts and things in terms hereof and to deal with the Developer's allocation as the Developer shall think fit and proper for the beneficial of his/their firm and also for these project.

Article - VIII:

Common Restrictions

a) Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any trade or activity detrimental to the peaceful loving of the other occupiers of the building.

b) Neither party shall demolish or permit to demolish any wall or make any Structural alteration to the building.

c) Both the parties shall abide by all laws, bye-laws, rules and regulation of the competent authority in enjoying the occupation of the building.

- d) Both the parties will jointly form a committee to look after the maintenance of the building.
- e) Neither party shall use or permit to usage of their respective allocation or any portion of the said building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.
- f) Both the parties will allow the said association or the common person to enter into their respective allocation for maintenance of the building giving notice in writing.
- g) Both the parties will bear proportionate tax, maintenance cost, and day to day expenditure of their respective allocation after completion and delivery of possession of the building until mutated to K.M.C. individually.

Article - IX:

Miscellaneous

- a) The Owners and the Developer have entered into this agreement purely on independent status and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever. *
- b) Through this Agreement no transfer of right, title or interest in respect of the said property has been assign to the Developer herein absolutely. Save and except this agreement no agreement and/ or oral representation between the parties hereto exists or will have any validity.
- c) If the title of the Owners not clear and the construction work may delayed due to the title of the ownership of the Owners, the time bound not to be calculated. And the
- d) Owners will solve and take all responsibility to deal with the same and bear all legal and other expenses and the Developer will not bear any expenses for the same and such period of time shall not be consider as the part of stipulate period.

:: 25 ::

e) That there have the liberty to sell or transfer of Developer Allocation at his own choice.

Article - X:

Force Majure

The Developer will complete the Owner's allocation within the stipulated period subject to the circumstances which may not be found beyond control of the Developer. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure. Force majeure shall mean pandemic, flood, earthquake, riot, war, storm, tempest, civil commotion, lockdown, strike, lock-out, order of injunction and/or any other order of a statutory authority .

Article - XI:

Jurisdiction

The Court under which jurisdiction the property under this agreement lies will have the exclusive jurisdiction over this Agreement.

:THE FIRST SCHEDULE ABOVE REFERRED TO:

[The Premises]

All That piece and parcel of bastu Land measuring 4 (Four) Cottahs 5(five) Chittacks and 1(One) Sq.Ft. more or less, with one storied brick built house measuring 1250 Sq.Ft. more or less lying and situate at Mouza- Bansdroni, Pargana Magura, Touzi No.11, J.L. No.45, Khatian No.102 formerly 104 there after 1498 now L.R. Khatian No. 4274 and 4275, Dag No.353 now L.R. Dag No. 353, within the limits of K.M.C. Ward No. 112, being K.M.C. Premises No. 8, Subhash Park (same known as mailing address 1/C, Subhash Park), Police

Contd...P/26

Station - Regent Park now Bansdroni, Post Office - Bansdroni, Kolkata-700070, under the District of South 24 - Parganas , Sub- Registry Alipore, which is butted and bounded as follows that is to say:-

- On The North : by House of Dr. Sudhir Chakraborty;
On The East : by Land with Building namely "Satyadham Apartment";
On The South : by Land with Building namely "Gitanjali Apartment";
On The West : by 12 feet wide K.M.C. Road .

Or Howsoever Otherwise the same is butted and bounded called, known, numbered and/ or distinguished.

:THE SECOND SCHEDULE ABOVE REFERRED TO:

[Owner's Allocation]

Owner's shall be entitled to get 50% in following manner as mention below:-

- a) 1 (one) self contained residential Flat , consisting 3(three) Bed Room,1(one) Kitchen -cum- Dining Room, 1(one) Toilet, 1(one) W.C. and 1(one) Balcony , i.e. 50% of the total constructed area or F.A.R. on First Floor at the South-East -West side of the proposed G+3 (three) storied Building as per the sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+ 3 (three) storied Building.
- b) 1 (one) self contained residential Flat consisting 3(three) Bed Room, 1(one) Kitchen -cum- Dining Room, 1(one) Toilet, 1(one) W.C. and 1(one) Balcony i.e. 50% of the total constructed area or F.A.R. on Second Floor at the South-East -West side of the proposed G+ 3 (three) storied Building as per the sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+ 3 (three) storied Building.

- c) 2 (two) self contained residential Flats, each consisting 1(one) Bed Room, 1(one) Kitchen -cum- Dining Room, 1(one) Toilet and 1(one) Balcony i.e. 50% of the total constructed area or F.A.R. on Third Floor at the South-East -West side of the proposed G+3(three) storied Building as per the sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+ 3 (three) storied Building.
- d) 50% of the approved/sanctioned Car Parking Space at the South side of the proposed G+3(three) storied building over the said land as per Developer choise.
- e) And the Developer shall bear the shifting for two family charges and/or rent for rented accommodation of from the date of hand over the existing premises to the Developer until to hand over the Owner's allocation to the Owners by the Developer at the newly constructed G+3(three)storied Building.

:THE THIRD SCHEDULE ABOVE REFERRED TO:

[Developer's Allocation]

The Developer will be entitled to the rest of the construction area, after providing the Owner's allocation of the proposed G+3(three)storied Building along with the proportionate share of common portion, common facilities and common amenities of the said proposed G+3(three)storied Building. That the Developer shall be entitled to get 50% in following manner as mention below:-

a) 1 (one) self contained residential Flat , consisting 3(three) Bed Room,1(one) Kitchen -cum- Dining Room, 1(one) Toilet, 1(one) W.C. and 1(one) Balcony , i.e. 50% of the total constructed area or F.A.R. on First Floor at the North-East -West side of the proposed G+3 (three) storied Building as per the sanctioned Building Plan along with the proportionate share of the First Schedule land

and common portion, common facilities and common amenities of the said proposed G+3 (three) storied Building.

b) 1 (one) self contained residential Flat consisting 3(three) Bed Room, 1(one) Kitchen -cum- Dining Room, 1(one) Toilet, 1(one) W.C. and 1(one) Balcony i.e. 50% of the total constructed area or F.A.R. on Second Floor at the North-East -West side of the proposed G+3 (three) storied Building as per the sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+3 (three) storied Building.

c) 1 (one) self contained residential Flat consisting 3(three) Bed Room, 1 Kitchen -cum- Dining Room, 1(one) Toilet, 1(one) W.C. and 1(one) Balcony i.e. 50% of the total constructed area or F.A.R. on Third Floor at the North-East -West side of the proposed G+3(three) storied Building as per the sanctioned Building Plan along with the proportionate share of the First Schedule land and common portion, common facilities and common amenities of the said proposed G+ 3(three) storied Building.

d) 50% of the Car Parking Space at the North side of the proposed G+ 3(three) storied building over the said land as per Developer choice.

:THE FOURTH SCHEDULE ABOVE REFERRED TO:

[Specification of Construction]

a) **Structural Construction:** Building design on RCC foundation with RCC framed structure with RCC roof slabs all confirming to National Building Code of India and Kolkata Municipal Corporation.

b) **Perimeter Walls:** 200 mm thick cement work (1:6 sand cement mortar).

c) **Internal Walls:** 75/125 mm thick with cement work (1:4 sand cement mortar) with wire reinforcement in every 2nd layer.

- d) **Surface finish:** Internal all walls and ceiling cement plastered and Putty, outside surface sand, cement plaster and snowcem wash.
- e) **Flooring:** Tiles (Kajaria) including 4"skirting in bed rooms and all other floors.
- f) **Door:** All Door Frame would be Sal wood, Main Door century ply and all the internal doors shall commercial flush doors with aluminum fittings, i.e., Tower Bolt, handle "O" ring with two coats of wooden primer , Collapsible door in front of main door only 1st and 2nd floor flat .
- g) **Window:** All windows will be sliding aluminum with smoke glass cover with M.S. grill , Box Window(Dhali) if the K.M.C. Permitted.
- h) **Kitchen:** Marble, Granite kitchen platform with 2'6" height white glazed ceramic tiles on the wall, one steel sink, one C.P. bib cock.
- i) **Toilet:** Tiles (Kajaria) floor with 6'-6" height wall tiles (white in colour) over all, one white commode with cistern (PVC) white in colour (Sehra), One C.P. bib cock, concealed water lines, ceramic white basin and shower in toilet and both the toilets shall be provided with suitably positioned lights.
- j) **Electricals:** Concealed copper wire(Finolex wire) line with necessary fittings, sufficient light points, fan points and plug point in each and every rooms balcony, kitchen, living cum dining, bath rooms by modular plate switches of reputed mark i.e., each Bed Room - two Light points, one 5 Amp. Plug point, one Fan point. Living-cum- Dining - one 5 Amp. Plug point, two Light points and two Fan points. Toilets - one Light point, one Geezer point, one Exhaust Fan Point. W.C. - one Light point and one Exhaust Fan point. Kitchen - one Aqua-guard point, one 15 Amp. Plug point, one Light point and one Exhaust Fan pont. All bed room AC point in per Flat.
- k) **SANITARY AND CONCEALED PLUMBING :** Kitchen : Black Granite

top Cooking platform over Black Stone with Stainless steel sink (20" x 16") having with chromium-plated bib cock (1 no.). Below platform 2 tiers shelves by Black Stone and Granite stone should be provide including Two gas cylinder space. One whole should be provided for Cooking Gas pipe line. (bib cock make - Parryware), Glazed/ Ceramic tiles up to 7' 0" height from floor. (Tiles make - Kazaria), 1 no C.P. bib cock below sink provided for washing utensils. (bib cock make - Parry ware) , Kitchen Water point: 2 Nos. (which is above mentioned), Toilet : Glazed ceramic tiles up-to door height (7 feet) on wall. (Tiles make - Kazaria), concealed hot and cold pipe line separate lines. complete set commode (make - Parryware), Wash Basin (white) with fittings of Parryware make 2 nos with C.P. pillar cock (Make - Parryware). Toilet Water point : Wash Basin -2, Tap-4, Mixture -1 for concealed bath line with C.P. bib cock (which is above mentioned), W.C. : Glazed ceramic tiles up-to door height (7feet) on wall. (Tiles make - Kazaria), complete set (with seat cover) of commode/western style - 1no. (white) with 1no. C.P. pillar cock. (make - Parryware). Concealed shower lines with C.P. stop cock (make - Parryware). Total W. C. Water point: 2 Nos (Which is above mentioned). Roof and Garage : Water point: 2 nos each. External plumbing line : Finolex / Supreme/ Astral Oriplast make. All sanitary ware and fittings will conform to ISI standards. Adequate care will be taken to deliver quality materials and workmanship.

l) Finishing: Putty, over sand cement plaster would be done in all inside walls will be done putty, windows will be coloured with two coats of synthetic enamel over primer. External Finish : All external walls covered with 2/3 coats weather coat of Good Brand .

m) Water: K.M.C. water supply at the underground reservoir with pumping facilities to overhead tank for the distribution of water to the individual flats

through common surface pipe line (PVC) and pipe line up to the overhead tank at the roof of the building.

- n) Stairs and Landings: Marble floor finish.
- o) Verandah Railing: By brick works/ grills upto 3' height.
- p) Roof: Water proofing treatment of roof.
- q) LIFT: 4 Persons Lift of Standard company.

ADDITIONAL/ALTERATION/ EXTRA WORK : N.B. Any thing extra/any additional work(s) will be done as per parties requirements, extra cost and payment should be made on or before execution. Any addition , alteration or extra work sought by the Owners are subject to approval of the Engineer -in-Charge and the estimated cost for the same shall be paid by the Owners or unit Owners to the Developer/Contractor in advance. No Extra work in the Flat would be carried out by the Developer. In the event such work is to be carried out, then in such event the Purchasers or Owners shall bear all the extra costs and expenses and for such extra work, it carried out, no deduction would be made by the Developer in the price of the Flat as agreed to the sold/ purchased.

:THE FIFTH SCHEDULE ABOVE REFERRED TO:

(Common Rights)

- a) Stair-case in all the floors of the said building.
- b) Stair-case landings on all the floors of the said building.
- c) Common passage including main entrance of the floors leading to roof.
- d) Water pump, overhead water tank and water supply line.
- e) Electric service line and electric main line wiring, electric meter for pump installed on the building and the meter box.

- f) Drainage and Sewerages.
- g) Boundary walls and Main gate.
- h) The ultimate roof of the building.
- i) Such other common parts, areas, equipments, installations, fixtures, fittings and spares in or above the said building as are necessary for the use and occupancy of the said building in common.

:THE SIXTH SCHEDULE ABOVE REFERRED TO:

[Common Expenses]

- a) All electricity charges payable in common for common portions of the buildings in the way of proportionately.
- b) Premium for insurance of the building if any made.
- c) Municipal and all other taxes levied on the building and other outgoings and any other charges required for payment towards the common use and enjoyment.
- d) Salaries and/ or wages for Darwan, Sweeper, etc.
- e) Regular maintenance of the building and attachment including periodical paintings of the outer side of the buildings, common spaces.
- f) Maintenance of Sewerage lines, External pipelines, sanitary tanks, underground water reservoir and other common attachments.
- g) Any other common expenses that the Owners Association of the building may decide if any all formed by the Flat Owner.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

Executed and delivered by the Owners at Kolkata in the Presence of
WITNESSES:

1) Dipankar Dutta
4, Subodh Park
P.O.+P.S. - Banskroni
Kolkata - 700070

Dipankar Dutta

Swapan Dutta

(SIGNATURE OF THE OWNERS)

2) Gostar Gopand Malanma
224A, N.S.C. Bose Road
Kolkata - 700047

GANGULY ENTERPRISH

Tapan Ganguly,
Proprietor

(SIGNATURE OF THE

DEVELOPER/ CONTRACTOR)

Drafted by me as per directions of the parties hereto and read over, explained

Asim Kumar Jana
(ASIM KUMAR JANA)

ADVOCATE

(Enrolment No.- WB/663/2000)

High Court, Calcutta.

COMPUTER PRINTED BY :

Gostar Gopand Malanma



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

Name..... UTPAL DUTTA

Signature..... Utpal Dutta



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

Name..... SWAPAN DUTTA

Signature..... Swapan Dutta



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

Name..... TAPAN GANGULY

Signature..... Tapan Ganguly

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

Name.....

Signature.....

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



192022230319377342

GRN Details

GRN: 192022230319377342 Payment Mode: Counter Payment
GRN Date: 03/03/2023 09:41:19 Bank/Gateway: State Bank of India
BRN : 90025233 BRN Date: 03/03/2023 00:00:00
GRIPS Payment ID: 030320232031937733 Payment Init. Date: 03/03/2023 09:41:19
Payment Status: Successful Payment Ref. No: 2000546014/3/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr TAPAN GANGULY
Address: 186, BANSDRONI RIFLE CLUB, KOLKATA-700070
Mobile: 9831844709
Period From (dd/mm/yyyy): 03/03/2023
Period To (dd/mm/yyyy): 03/03/2023
Payment Ref ID: 2000546014/3/2023
Dept Ref ID/DRN: 2000546014/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000546014/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	7020
2	2000546014/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	7041

IN WORDS: SEVEN THOUSAND FORTY ONE ONLY.

Nitpal Dutta

Swapan Dutta

GANGULY ENTERPRISE

Tapan Ganguly

Proprietor

Major Information of the Deed

Deed No :	I-1605-00391/2023	Date of Registration	15/03/2023
Query No / Year	1605-2000546014/2023	Office where deed is registered	
Query Date	28/02/2023 12:54:53 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	ASIM KUMAR JANA 224A, N.S.C. BOSE ROAD, P.S.-NOW NETAJI NAGAR, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700047, Mobile No. : 9874079338, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 45,32,127/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,040/- (Article:48(g))	Rs. 21/- (Article: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: Subhash Park, , Premises No: 8, , Ward No: 112 Pin Code : 700070

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 5 Chatak 1 Sq Ft	1/-	36,88,377/-	Width of Approach Road: 12 Ft.,
Grand Total :				7.1179Dec	1 /-	36,88,377 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1250 Sq Ft.	1/-	8,43,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 1250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1250 sq ft	1 /-	8,43,750 /-	



Level Details :

Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Finger Print
1	Mr UTPAL DUTTA Son of Late KRISHNA PADA DUTTA Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office		
	15/03/2023	LTI 15/03/2023	15/03/2023
L/C, SUBHAS PARK, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACXXXXXX4R, Aadhaar No: 66XXXXXXXXX6403, Status :Individual, Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office			
2	Mr SWAPAN DUTTA Son of Late KRISHNA PADA DUTTA Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office		
	15/03/2023	LTI 15/03/2023	15/03/2023
L/C, SUBHAS PARK, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ARXXXXXX5J, Aadhaar No: 32XXXXXXXXX3632, Status :Individual, Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office			



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GANGULY ENTERPRISE 186, BANSDRONI RIFLE CLUB, City:- , P.O:- BANSDRONI, P.S:-Banadroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.:: AGXXXXXX9A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
No	Name	Photo	Finger Print
1	Mr TAPAN GANGULY (Presentant) Son of Late JAGANNATH GANGULY Date of Execution - 15/03/2023, , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office		
		Mar 15 2023 1:18PM	LTI 15/03/2023
	Signature: <i>Tapan Ganguly</i>		
186, BANSDRONI RAIFLE CLUB, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx9A, Aadhaar No: 97xxxxxxxx4685 Status : Representative, Representative of : GANGULY ENTERPRISE (as PROPRITOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOSTA GOPAL MANNA Son of Late RADHA NATH MANNA 224A, N.S.C. BOSE ROAD, P.S.-NOW NETAJI NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047			<i>Gosta Gopal Manna</i>
	15/03/2023	15/03/2023	15/03/2023
Identifier Of Mr UTPAL DUTTA, Mr SWAPAN DUTTA, Mr TAPAN GANGULY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr UTPAL DUTTA	GANGULY ENTERPRISE-3.55896 Dec
2	Mr SWAPAN DUTTA	GANGULY ENTERPRISE-3.55896 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr UTPAL DUTTA	GANGULY ENTERPRISE-625.00000000 Sq Ft
2	Mr SWAPAN DUTTA	GANGULY ENTERPRISE-625.00000000 Sq Ft

Endorsement For Deed Number : I - 160500391 / 2023

15-03-2023

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

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

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

Presented for registration at 12:13 hrs on 15-03-2023, at the Office of the A.D.S.R. ALIPORE by Mr TAPAN GANGULY ..

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 45,32,127/-

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

Execution is admitted on 15/03/2023 by 1. Mr UTPAL DUTTA, Son of Late KRISHNA PADA DUTTA, 1/C, SUBHAS PARK, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person, 2. Mr SWAPAN DUTTA, Son of Late KRISHNA PADA DUTTA, 1/C, SUBHAS PARK, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person

Indetified by Mr GOSTA GOPAL MANNA, , Son of Late RADHA NATH MANNA, 224A, N.S.C. BOSE ROAD, P.S.- NOW NETAJI NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047 by caste Hindu, by profession Service

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

Execution is admitted on 15-03-2023 by Mr TAPAN GANGULY, PROPRIETOR, GANGULY ENTERPRISE (Private Limited Company), 186, BANSDRONI RIFLE CLUB, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Mr GOSTA GOPAL MANNA, , Son of Late RADHA NATH MANNA, 224A, N.S.C. BOSE ROAD, P.S.- NOW NETAJI NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/03/2023 12:00AM with Govt. Ref. No: 192022230319377342 on 03-03-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90025233 on 03-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 20.00/-, by online = Rs 7,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 32532, Amount: Rs.20.00/-, Date of Purchase: 19/07/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/03/2023 12:00AM with Govt. Ref. No: 192022230319377342 on 03-03-2023, Amount Rs: 7,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90025233 on 03-03-2023, Head of Account 0030-02-103-003-02

MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2023, Page from 15808 to 15850

being No 160500391 for the year 2023.



Digitally signed by MD TABIS ANSARI
Date: 2023.03.22 16:02:23 +05:30
Reason: Digital Signing of Deed.

(Tabis Ansari) 2023/03/22 04:02:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)
