

15/39/23

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 783860

4/20/23

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


District Sub-Register-III
Alipore, South 24-pargan

20 SEP 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 20th day of September' 2023 (TWO THOUSAND TWENTY THREE).

BETWEEN

- 1] **SHRI AMIT SINHA** (PAN : BGBPS1700H & Aadhaar No. 5726 6802 5334) son of Late Sukumar Sinha, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 7/1, Ibrahimpur Road, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700 032
- and 2] **SHRI KAUSHIK ROY** (PAN : ADCPR1053P & Aadhaar No. 9140 0194 8577), son of Late Probhat Chandra Roy, by faith - Hindu, by

14 SEP 2023

10480

No..... ₹ 100/- Date.....

Name : K. C. Nayya

Address : Advocate
Alipur Police Court
Kolkata-27

Vendor
Alipore Collectorate, 24 Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KOI-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
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IDENTIFIED By: -

Keshab Mukherjee
S/O Lt. Kshatra Nath Mukherjee
by faith - Hindu
by occupation - Professional
AAI, Rajdanga Nabapally
Po - Madurdah. Ps - Kasba

Occupation – Business, by nationality – Indian, residing at 17, North Road, Post Office – Jadavpur University, Police Station – Jadavpur, Kolkata – 700 032, hereinafter jointly called and referred to as the **OWNERS/FIRST PARTY**, [which expression shall unless excluded by or repugnant to the or context be deemed to mean and include their legal heirs, successors, executors, administrators, legal representatives and assigns] of the **ONE PART**:

AND

SHREE CONSTRUCTION, a Proprietorship Firm, having its registered office at 62/64, Haripada Dutta Lane, Post Office – Tollygunge, Police Station – Jadavpur, Kolkata – 700 033, represented by its sole proprietor namely, **SMT. TANUSREE DUTTA** (PAN : ARYPD1857D & Aadhaar No. 6549 4549 0435) wife of Sri Sujan Dutta, by faith – Hindu, by Occupation - Business, by Nationality – Indian, residing at 41/27, Raja Ram Mohan Roy Road, Peace Park, Post Office – Barisha, Police Station – Behala, Kolkata – 700 008, hereinafter called and referred to as the **DEVELOPER/ SECOND PARTY**, [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean include its executors, administrators, legal representatives and assigns in - office] of the **OTHER PART** :

WHEREAS by virtue of a registered Suf Bikray Kobala (Deed of Sale) dated 31st day of August, 2010, Amit Sinha, the first party No.1 herein and one, Sri Kajal Chowdhury, jointly purchased a plot of land measuring more or less 2 (two) Cottahs 5 (five) Chittaks 23 (twenty three) Square Feet, together with 200 Square Feet structure thereon, situated at K.M.C. Premises No. 104/1A, Raja S.C. Mallick Road, comprised in Dag No. 323,



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under Khatian No.326 in Mouza – Baishnabghata, J.L. No. 28, within the local limits of Kolkata Municipal Corporation, Ward No.100, under former Police Station – Jadavpur, now Police Station – Netaji Nagar, Sub – Registry Office : Sealdah, in the District - South 24 Parganas, from then the Owner namely, Sri Tarun Kumar Ghosh and the said Deed of Sale was registered at Office of A.D.S.R. Alipore and recorded therein Book No.I, Volume No. 32, Page from 2595 to 2611, Being No. 07417, for the year 2010.

AND WHEREAS since then Amit Sinha, the first party No.1 herein and the said Sri Kajal Chowdhury, thus became joint owners of the said plot of land as 50% undivided share of each and had been enjoying the same.

AND WHEREAS by virtue of a registered Suf Bikray Kobala, dated 22nd day of July, 2011, Amit Sinha, the first party herein purchased 50% undivided share of the said plot of land measuring more or less 1 (one) Cottah 2 (two) Chittaks 34 (thirty four) Square Feet out of 2 (two) Cottah 5 (five) Chittaks 23 (twenty three) Square Feet, together with structure thereon, situated at K.M.C. Premises No. 104/1A, Raja Subodh Mullick Road, in Mouza – Baishnabghata, J.L. No. 28, within the local limits of Kolkata Municipal Corporation, Ward No.100, under former Police Station – Jadavpur, now Police Station – Netaji Nagar, Sub – Registry Office : Sealdah, in the District - South 24 Parganas, from the said Sri Kajal Chowdhury and the said Deed of Sale was registered at Office of A.D.S.R. Alipore and recorded therein Book No.I, Volume No.27, Page from 347 to 361, Being No. 005353, for the year 2011.

AND WHEREAS since then the said Amit Sinha, the first party No.1 herein, thus became absolute owner of the said plot of land measuring more or



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less 2 (two) Cottahs 5 (five) Chittaks 23 (twenty three) Square Feet, together with structure thereon, at K.M.C. Premises No. 104/1A, Raja Subodha Chandra Mullick Road and mutated his name in the records of the Kolkata Municipal Corporation.

AND WHEREAS by virtue of a registered Deed of Conveyance, dated 25th day of October, 2021, Kaushik Roy, the first party No.2 herein, purchased a plot of land measuring more or less 960 square feet, together with 133 Square Feet structure thereon, situated at K.M.C. Premises No. 5/1A, Baishnabghata Lane, comprised in Dag No. 324 under Khatian No.313, in Mouza - Baishnabghata, J.L. No. 28, within the local limits of Kolkata Municipal Corporation, Ward No.100, under former Police Station - Jadavpur, now Police Station - Netaji Nagar, Sub - Registry Office : Sealdah, in the District - South 24 Parganas, from then the Owners namely, Sri Sankar Ghosh and Sri Sandip Dey Sarkar and the said Deed of Conveyance was registered at Office of A.D.S.R. Alipore and recorded therein Book No.I, Volume No.1605-2021, Page from 125349 to 125389, Being No.02985, for the year 2021.

AND WHEREAS by virtue of another registered Deed of Conveyance, dated 29th day of November, 2021, Kaushik Roy, the first party No.2 herein, again purchased a plot of land measuring more or less 2 (Two) Cottahs, together with 200 Square Feet structure thereon, situated at K.M.C. Premises no. 5/1A, Baishnabghata Lane, comprised in Dag No. 324, under Khatian No.313, in Mouza - Baishnabghata, J.L. No. 28, within the local limits of Kolkata Municipal Corporation, Ward No.100, under former Police Station - Jadavpur, now Police Station - Netaji Nagar, Sub - Registry Office :



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Sealdah, in the District - South 24 Parganas, from then the Owner namely, Sri Sarit Kumar Bose alias Ashoke Bose through his attorney, Sri Rabin Biswas and the said Deed of Conveyance was registered at Office of A.D.S.R. Alipore and recorded therein Book No.I, Volume No.1605-2021, Page from 133384 to 133420, Being No.03207, for the year 2021.

AND WHEREAS by virtue of another registered Deed of Conveyance, dated 23th day of December, 2021, Kaushik Roy, the first party No.2 herein again purchased a plot of land measuring more or less 480 (four hundred eighty) Square Feet, together with structure thereon, situated at K.M.C. Premises No. 5/1A, Baishnabghata Lane, comprised in Dag No. 324 under Khatian No.313, in Mouza - Baishnabghata, J.L. No. 28, within the local limits of Kolkata Municipal Corporation, Ward No.100, under former Police Station - Jadavpur, now Police Station - Netaji Nagar, Sub - Registry Office : Sealdah, in the District - South 24 Parganas, from then the Owners namely, Ismail Sk., Md. Jibrail Seikh, Md. Mekail Sk., Mastura Khatun, Sayera Khatun and Tahera Khatun and the said Deed of Conveyance, was registered at Office of A.D.S.R. Alipore and recorded therein Book No.I, Volume No. 1605-2021, Page from 144080 to 144128, Being No. 03492, for the year 2021.

AND WHEREAS since then Kaushik Roy, the first party No.2 herein, thus became absolute owner of the three adjacent plots of land measuring more or less 4 (four) Cottahs together with structure thereon at K.M.C. Premises No. 5/1A, Baishnabghata Lane and mutated his name in respect of the said landed property in the record of the Kolkata Municipal Corporation.



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AND WHEREAS by virtue of a registered Deed of Amalgamation, dated 2nd day of February, 2022, Amit Sinha and Kaushik Roy, the owners herein amalgamated their aforesaid landed property at two Premises No.104/1A, Raja Subodh Chandra Mullick Road (area of land 2 Kt. 5 Ch. 23 Sft.) and Premises No. 5/1A, Baishnabghata Lane (area of land 4 Kt.) together with structure thereon and the said Deed of Amalgamation was registered at Office of D.S.R. IV, Alipore and recorded therein Book No.I, Volume No.1604-2022, Page from 52773 to 52828, Being No. 01600, for the year 2022.

AND WHEREAS since then the owners, Amit Sinha and Kaushik Roy thus became joint owners of the said two plots of land measuring more or less 6 (Six) Cottahs 5 (Five) Chittaks 23 (Twenty Three) square feet, in total, together with structure thereon and mutated their name in respect of the said landed property in the records of the Kolkata Municipal Corporation and recorded their name as the joint owners of K.M.C. Premises No. 104/1A, Raja Subodh Chandra Mullick Road, being Assesse No.21-100-08-0239-0.

AND WHEREAS for the residential accommodation the Owners / first party herein want to develop the said land by making construction of a G+III storied building thereon.

AND WHEREAS due to financial capacities and personal difficulties, the Owners / First Party herein have expressed their desire to appoint a Developer for the development of the said landed property.

AND WHEREAS the Developer / Second Party herein having know the intention of the Owners / First Party, approached them and requested the



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Owners to allow to develop the said land, described in the Schedule "A" hereunder written on the joint venture basis.

AND WHEREAS the Owners / First Party herein agreed to nominate and appoint to the Second Party herein, as the Developer to develop the said landed property for making a G+III storied building thereon at the cost and expenses of the Developer / Second Party herein.

ARTICLE - 1 :DEFINATION :

[1] **OWNERS** : shall mean the said Sri Amit Sinha son of Late Sukumar Sinha, by faith - Hindu, by Occupation - Business, by nationality - Indian, residing at 7/1, Ibrahimpur Road, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700 032 and Sri Kaushik Roy son of Late Probhat Chandra Roy, by faith - Hindu, by Occupation - Business, by nationality - Indian, residing at 17, North Road, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700 032, including their respective legal heirs and successors.

[2] **DEVELOPERS** : shall mean SHREE CONSTRUCTION, a Proprietorship Firm, having its registered office at 62/64, Haripada Dutta Lane, Post Office - Tollygunge, Police Station - Jadavpur, Kolkata - 700 033, represented by its sole proprietor namely, Smt. Tanusree Dutta wife of Shri Sujan Dutta, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 41/27, Raja Ram Mohan Roy Road, Peace Park, Post Office - Barisha, Police Station - Behala, Kolkata - 700 008, including its legal representative.



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[3] **SAID PREMISES** : shall mean a plot of land measuring more or less 6 (six) Cottah 5 (five) Chittaks 23 (twenty three) Square Feet, together with 600 Square Feet structure thereon, situated at K.M.C. Premises No. 104/1A, Raja Subodh Chandra Mullick Road, comprised in Dag No. 323 & 324, under Khatian No. 326 & 313, in Mouza - Baishnabghata, J.L. No. 28, within the local limits of Kolkata Municipal Corporation, Ward No.100, under former Police Station - Jadavpur, now Police Station - Netaji Nagar, more fully mentioned in the Schedule "A" hereunder written.

[4] **BUILDING PALN** : shall mean the a G+III storied Building Plan will be drawn by L.B.S. / Architect and it will be sanctioned and approved by the Kolkata Municipal Corporation.

[5] **PROPOSED BUILDING** : shall mean a G+III storied building, which will be made / erected as per the sanctioned Building Plan, approved by the Kolkata Municipal Corporation at K.M.C. Premises No.104/1A, Raja Subodh Chandra Mullick Road, at the cost of the Developer herein.

[6] **OWNERS' ALLOCATION** : shall mean the one residential flat measuring more or less 1700 square feet built up area in the second floor and a car parking space in the ground floor of the proposed G+III storied building, at the K.M.C. Premises No.104/1A, Raja Subodha Chandra Mullick Road, within limits of the Kolkata Municipal Corporation, Ward No.100, under former Police Station - Jadavpur, now Police Station - Netaji Nagar, Kolkata - 700 047 and Rs.86,00,000/- (Rupees Eighty Six Lakh only), as the forfeited money, more fully mentioned in the Schedule "B" hereunder written.



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[7] **DEVELOPER'S ALLOCATION** : shall mean the rest portion of the proposed G+III storied building, at the K.M.C. Premises No. 104/1A, Raja Subodh Chandra Mullick Road, within limits of the Kolkata Municipal Corporation, Ward No.100, under former Police Station - Jadavpur, now Police Station - Netaji Nagar, Kolkata - 700 047, more fully mentioned in the Schedule "C" hereunder written, save and except of the Owner's allocated portion.

[8] **COMMON AREA FACILITIES** :: shall include corridor, stairways, passage ways, common toilet on the ground floor, pump and motor room, parapet wall, electric meter space, ultimate roof of the building and other facilities, which may be mutually agreed upon by and between the parties herein and required for the establishment location, enjoyment, provision,

BOTH PARTIES ENTERED INTO THIS AGREEMENT ON THE FOLLOWING TERMS AND CONDITIONS :-

[1] That the first party is the absolute owners of the said plot of land measuring more or less 6 (six) Cottah 5 (five) Chittaks 23 (twenty three) Square Feet, together with 600 square feet structure thereon, situated at K.M.C. Premises No. 104/1A, Raja Subodh Chandra Mullick Road, within the local limits of Kolkata Municipal Corporation, Ward No.100, under former Police Station - Jadavpur, now Police Station - Netaji Nagar, Kolkata - 700 047, in the District - South 24 Parganas, more fully mentioned in the Schedule "A" hereunder written.

[2] That upon execution of this agreement and delivering possession of the said land by the Owners, the Developer shall be entitled to the exclusive right to start construction of the proposed G+III storied building thereon as



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per sanctioned building plan, approved by the Kolkata Municipal Corporation, with a further right & interest to exploit commercially their own saleable space in the manner as provided subject to the terms and conditions provided herein.

[3] That in consideration, the Owners have agreed to grant the Developer to develop the said land, that the Owners will be entitled to get a residential flat measuring more or less 1700 square feet built up area, in the second floor and a car parking space in the ground floor of the proposed G+III storied building at K.M.C. Premises No. 104/1A, Raja Subodh Chandra Mullick Road, within limits of the Kolkata Municipal Corporation, Ward No.100, under former Police Station – Jadavpur, now Police Station – Netaji Nagar, Kolkata – 700 047 and Rs.86,00,000/- (Rupees Eighty Eighty Lakh only), as the forfeited money, more fully mentioned in the Schedule **"B"** hereunder written.

[4] That the Developer will be entitled to obtain the remaining portion of the proposed G+III storied building, at the K.M.C. Premises No. 104/1A, Raja Subodh Chandra Mullick Road, within limits of the Kolkata Municipal Corporation, Ward No.100, under former Police Station – Jadavpur, now Police Station – Netaji Nagar, Kolkata – 700 047, more fully mentioned in the Schedule **"C"** hereunder written, save and except of the owners' allocated portion.

[5] That the First Party herein will appoint to the Second Party herein, as their constituted Attorney, by virtue of a registered Development Power of Attorney, for the construction of the proposed building upon the land, more fully mentioned in the Schedule **"A"** hereunder written and to sell the



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Developer's allocated portion and others works as necessary.

[6] That the proposed G+III storied building will be constructed and completed within 18 (Eighteen) months from the date of sanction of the building plan from the Kolkata Municipal Corporation and the Developer will be liable to deliver possession of the owners' allocated portion, mentioned as aforesaid to the first party herein within the stipulated period, however in the event of natural calamity and any unwanted dispute, the stipulated period will be extended for another period of 6 (six) months.

[7] That the Developer will construct the proposed building, as per sanctioned building plan, which will be approved by the Kolkata Municipal Corporation, with the best quality building materials and the Owners will have right to inspect the said materials and the construction works.

[8] That the Developer will have every right to engage contractor and labors for the construction of the proposed G+III storied building and the construction will be made at the cost of the Developer herein.

[9] That during the construction period of the proposed building if any accident occur, the Developer will be liable for the same and on the other hand the Owners will not be liable for the same in any way.

[10] That the Developer will be entitled to enter into agreement with the third party or parties for selling, transferring, leasing its allocated portion, more fully and particularly mentioned in the Schedule "B" hereunder written and Developer will have right to receive the advance money, part payment and full consideration money from the buyers, save and except the owner's allocated portion and in this regard the First Party herein will have



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no objection for the same.

[11] That the Developer will solve all the local problems during the construction of the proposed building from the date of taking handover of the land for construction to till handover of the uninterrupted physical possession of the allotted portion to the Land Owners.

[12] That the Developer has right to fix hoarding and other board for any kind of advertisement at anywhere for selling their allocated portion.

[13] That the Developer hereby undertake to keep the Owners indemnified against all third party's claims and action arising out of any sort of act or omissions of the Developer in relating to the making construction of the said proposed building and shall not create any encumbrances in respect of the Owners' share or allocation.

[14] That the Owners hereby undertake to keep the Developer indemnified against any dispute of title of the schedule "A" Property.

[15] That the Developer will have full responsibility for all sorts of incidents to occur during the course of construction and the Owners will have no responsible for the same.

[16] That on or before execution of this Development Agreement, Developer has paid a sum of Rs.40,00,000/- (Rupees Forty Lakh only) to the Owners, as the advance money out of total forfeited money of Rs.86,00,000/- (Rupees Eighty Six Lakh) only and balance forfeited money of Rs.46,00,000/- (Rupees Forty Six Lakh only) will be paid to the Owners by the Developer as follows :



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A] Rs.20,00,000/- (Rupees Twenty Lakh only) within 30 days hereof.

B] Balance amount of Rs.26,00,000/- will be paid to the owners by the Developer, as mutually agreed upon.

[17] That the original title deeds and amalgamation deed will remain custody under the owners but as and when required the same for the purpose of the said project in that time the owners will be liable to produce the same before the appropriate authority concerned.

[18] That the owners will be liable to pay K.M.C. Tax of the Schedule "A" property till the date of hand over possession of the Schedule "A" property in favour of the Developer for the construction of the proposed G+III storied building.

[19] Any notice by one party to the other party shall be in writing and posted to the party's address first above written, any change in the address of any party shall be notified to the other party by registered post.

20] That both the parties to this Agreement agree that any dispute arising to this agreement shall amicably and mutually solved by the parties through Arbitration. If the disputed matter does not get resolved then the Court(s) in **Kolkata** only shall have exclusive jurisdiction regarding any matter arising out of or related to this Agreement, subject always to the Arbitration.

[21] That the Owner and Developer being agreed in all the matters herein written and have signed and executed this agreement with full satisfaction willingly without instigating by others.



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Be it noted that this Development Agreement and the related Development Power of Attorney the Developer shall only be entitled to receive consideration money by executing agreement / final document for transfer of property as per provision laid down in the said documents as a Developer without getting any ownership of any part of the property under schedule.

This Development Agreement and the related Power of Attorney shall never be treated as the agreement / final document for transfer of property between the OwnerS and Developer in any way.

This clause shall have overriding effect to anything written in these documents in contrary to this clause.

SCHEDULE "A" REFERED TO ABOVE

ALL THAT piece and parcel a plot of land measuring more or less 6 (six) Cottah 5 (five) Chittaks 23 (twenty three) Square Feet, together with 600 Square Feet structure thereon, situated at K.M.C. Premises No. 104/1A, Raja Subodh Chandra Mullick Road, comprised in Dag No. 323 & 324, under L.R. Khatian No. 313 & 326, in Mouza - Baishnabghata, J.L. No. 28, now within the local limits of Kolkata Municipal Corporation, Ward No.100, under former Police Station - Jadavpur, now Police Station - Netaji Nagar, Kolkata - 700 047, Sub - Registry office : Sealdah, in the District - South 24 Parganas, which is butted and bounded by :

ON THE NORTH :: Premises No.104, Raja S.C. Mullick Road.

ON THE SOUTH :: 17' - 0" wide Road and Park.

ON THE EAST :: Vacant Land.

ON THE WEST :: 104/1B, Raja S.C. Mallick Road.



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SCHEDULE "B" REFERED TO ABOVE
(Owners' Allocation)

ALL THAT piece and parcel a residential flat measuring more or less 1700 square feet built up area, Eastern side of the second floor and a car parking space in the ground floor of the proposed G+III storied building, which is lying and situates at the K.M.C. Premises No. 104/1A, Raja Subodh Chandra Mullick Road, within limits of the Kolkata Municipal Corporation, Ward No.100, under former Police Station - Jadavpur, now Police Station - Netaji Nagar, Kolkata - 700 047 and Rs.86,00,000/- (Rupees Eighty Six Lakh only), as the forfeited money.

SCHEDULE "C" REFERED TO ABOVE
(Developer's Allocation)

ALL THAT piece and parcel the remaining portion of the proposed G+III storied building, at the K.M.C. Premises No. 104/1A, Raja Subodh Chandra Mullick Road, within limits of the Kolkata Municipal Corporation, Ward No.100, under former Police Station - Jadavpur, now Police Station - Netaji Nagar, Kolkata - 700 047, District - South 24 Parganas, save and except of the Owners' allocated portion.

SCHEDULE "D" REFERED TO ABOVE
(Specification of the proposed Building)

1] **FOUNDATION** :

As per sanctioned building plan, approved by the Kolkata Municipal Corporation.

2] **WALLS** :

All out side walls will be made by 8 inches and inside walls will be made by 5 inches brick and all internal walls and ceiling shall be finished with Putty and all external walls will be cement plaster with paint.



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3] **DOORS :**

All doors frame will be wooded and door panel will be flush door/ commercial and bath room's door will be PVC. All fittings will be standard quality materials.

4] **WINDOWS :**

All the windows will be made of glass fittings Aluminum sliding windows with Grill.

5] **FLOORING :**

All the flooring shall be made of vitrified tiles.

6] **TOILET & BATH ROOM :** Will be commode fittings with full plumbing fittings and 7' - 0" height tiles fittings of the entire bathroom.

7] **KITCHEN :**

Kitchen shall have tiles upto 4 feet height from kitchen top with a cooking platform Green Marble along with a sink and plumbing fittings.

8] All the internal Horizontal soils and waste water proof : " Net cement.

9] **PLUMBING :**

All types of internal and external fittings.

10] **ELECTRIFICATION :**

All the internal wiring shall be conceal with copper wiring, including power points and switch.

11] **EXTRA WORK :**

Any extra work will be charged as per the market price.



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IN WITNESS WHEREOF both the parties hereunto set and subscribed their respective hands and seals on the day months and year first above written.

SIGNED SEALED AND DELIVERED
In presence of Witnesses :

[1] Kechay Kulkarni
A-1, Rajdurgu Mahapalcy
Kolkata - 700107

Ant Saha
Kanshik Roy.

OWNERS/ FIRST PARTY

[II]

Suvash Ch Mallik
Amarabati, Kalya
Ko-32

SHREE CONSTRUCTION
Manu Datta
Proprietor

DEVELOPER /2ND PARTY



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MEMO OF ADVANCE MONEY

RECEIVED a sum of Rs.40,00,000/- (Rupees Forty Lakh only) by from within named Developer / Second Party :-

Date	Mode of Payment	Aamount (in Rs.)
28.08.2023	By NEFT	5,00,000.00
29.08.2023	By NEFT	5,00,000.00
01.09.2023	By NEFT	5,00,000.00
18.09.2023	By Cheque No. 000001, HDFC Bank, A.P. Shah Rd. Br.	4,00,000.00
18.09.2023	By NEFT	21,00,000.00
	Total =	40,00,000.00

(Total Rupees Forty Lakh only)

Witnesses :

1] Keshav Mukherjee

1. Anil Sinha
2. Kauslile Roy.

OWNERS/ FIRST PARTY

2]

Suvasa Q Mallik

Drafted by me :

Kartick Ch. Naiya

[KARTICK CH. NAIYA]

Advocate

Alipore Police Court,

Kolkata - 700 027

WB- 2125/1995



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20 SEP 2023



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

Name... AMIT SINHA

Signature... Amit Sinha



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

Name... KAUSHIK ROY

Signature... Kaushik Roy



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

Name... TANUSREE DUTTA

Signature... Tanusree Dutta



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ভারত সরকার
Ministry of Information and Public Relations



কেশব মুখার্জী
Keshab Mukherjee
পিতা : কেশব নাথ মুখার্জী
Father : Kshatra Nath Mukherjee

সম্মত/DOB: 01/01/1974
পুরুষ / Male



3702 7681 2259

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Ministry of Information and Public Relations
Government of India

ঠিকানা: এ , রাজদাঙ্গা নবপল্লী
ই.কে.টি, ই.কে.টি, কোলকাতা
পশ্চিম বঙ্গ,

Address: A41, RAJDANGA
NABAPALLY, E.K.T, E.K.T,
Kolkata, West Bengal,
700107

3702 7681 2259

1947
1800 300 1947

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Major Information of the Deed

Deed No :	I-1603-14487/2023	Date of Registration	20/09/2023
Query No / Year	1603-2002338012/2023	Office where deed is registered	
Query Date	13/09/2023 2:10:30 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	KARTICK CHANDRA NAIYA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830884026, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 40,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,88,15,334/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,001/- (Article:48(g))	Rs. 40,039/- (Article:E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :







District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 104/1A, , Ward No: 100 Pin Code : 700047

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	6 Katha 5 Chatak 23 Sq Ft	1/-	1,86,53,334/-	Width of Approach Road: 17 Ft.,
Grand Total :				10.4683Dec	1 /-	186,53,334 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	1,62,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		600 sq ft	1 /-	1,62,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Amit Sinha Son of Late Sukumar Sinha Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office	 20/09/2023	 LTI 20/09/2023	 20/09/2023
7/1, Ibrahimpur Road, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGxxxxxx0H, Aadhaar No: 57xxxxxxxx5334, Status :Individual, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri Kaushik Roy Son of Late Probhat Chandra Roy Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office	 20/09/2023	 LTI 20/09/2023	 20/09/2023
17, North Road, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3P, Aadhaar No: 91xxxxxxxx8577, Status :Individual, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office				




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shree Construction 62/64, Haripada Dutta Lane, City:- Not Specified, P.O:- Tollugunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: ARxxxxxx7D,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
	Smt Tanusree Dutta (Presentant) Wife of Smt Sujan Dutta Date of Execution - 20/09/2023, , Admitted by: Self, Date of Admission: 20/09/2023, Place of Admission of Execution: Office	 <small>Sep 20 2023 1:24PM</small>	 <small>LTI 20/09/2023</small>	 <small>20/09/2023</small>
41/27, Raja Ram Mohan Roy Road, Peace Park, City:- Not Specified, P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx7D, Aadhaar No: 65xxxxxxxx0435 Status : Representative, Representative of : Shree Construction (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Keshab Mukherjee Son of Late Kshatra Nath Mukherjee A41, Rajdanga Nabapally, City:- Not Specified, P.O:- Madurdah, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107	 <small>20/09/2023</small>	 <small>20/09/2023</small>	 <small>20/09/2023</small>
Identifier Of Shri Amit Sinha, Shri Kaushik Roy, Smt Tanusree Dutta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Amit Sinha	Shree Construction-5.23417 Dec
2	Shri Kaushik Roy	Shree Construction-5.23417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Amit Sinha	Shree Construction-300.00000000 Sq Ft
2	Shri Kaushik Roy	Shree Construction-300.00000000 Sq Ft

Endorsement For Deed Number : I - 160314487 / 2023

On 20-09-2023

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

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

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

Presented for registration at 13:20 hrs on 20-09-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Smt Tanusree Dutta .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,88,15,334/-

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

Execution is admitted on 20/09/2023 by 1. Shri Amit Sinha, Son of Late Sukumar Sinha, 7/1, Ibrahimpur Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 2. Shri Kaushik Roy, Son of Late Probhat Chandra Roy, 17, North Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Indetified by Keshab Mukherjee, , Son of Late Kshatra Nath Mukherjee, A41, Rajdanga Nabapally, P.O: Madurdah, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Professionals

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

Execution is admitted on 20-09-2023 by Smt Tanusree Dutta, proprietor, Shree Construction (Sole Proprietorship), 62/64, Haripada Dutta Lane, City:- Not Specified, P.O:- Tollugunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Indetified by Keshab Mukherjee, , Son of Late Kshatra Nath Mukherjee, A41, Rajdanga Nabapally, P.O: Madurdah, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Professionals

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,039.00/- (B = Rs 40,000.00/- ,E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 40,007/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2023 6:23PM with Govt. Ref. No: 192023240222635698 on 16-09-2023, Amount Rs: 40,007/-, Bank: SBI EPay (SBlePay), Ref. No. 9301114131235 on 16-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,001/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,901/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10480, Amount: Rs.100.00/-, Date of Purchase: 14/09/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2023 6:23PM with Govt. Ref. No: 192023240222635698 on 16-09-2023, Amount Rs: 39,901/-, Bank: SBI EPay (SBlePay), Ref. No. 9301114131235 on 16-09-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 396689 to 396714

being No 160314487 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.09.26 16:31:08 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 26/09/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.