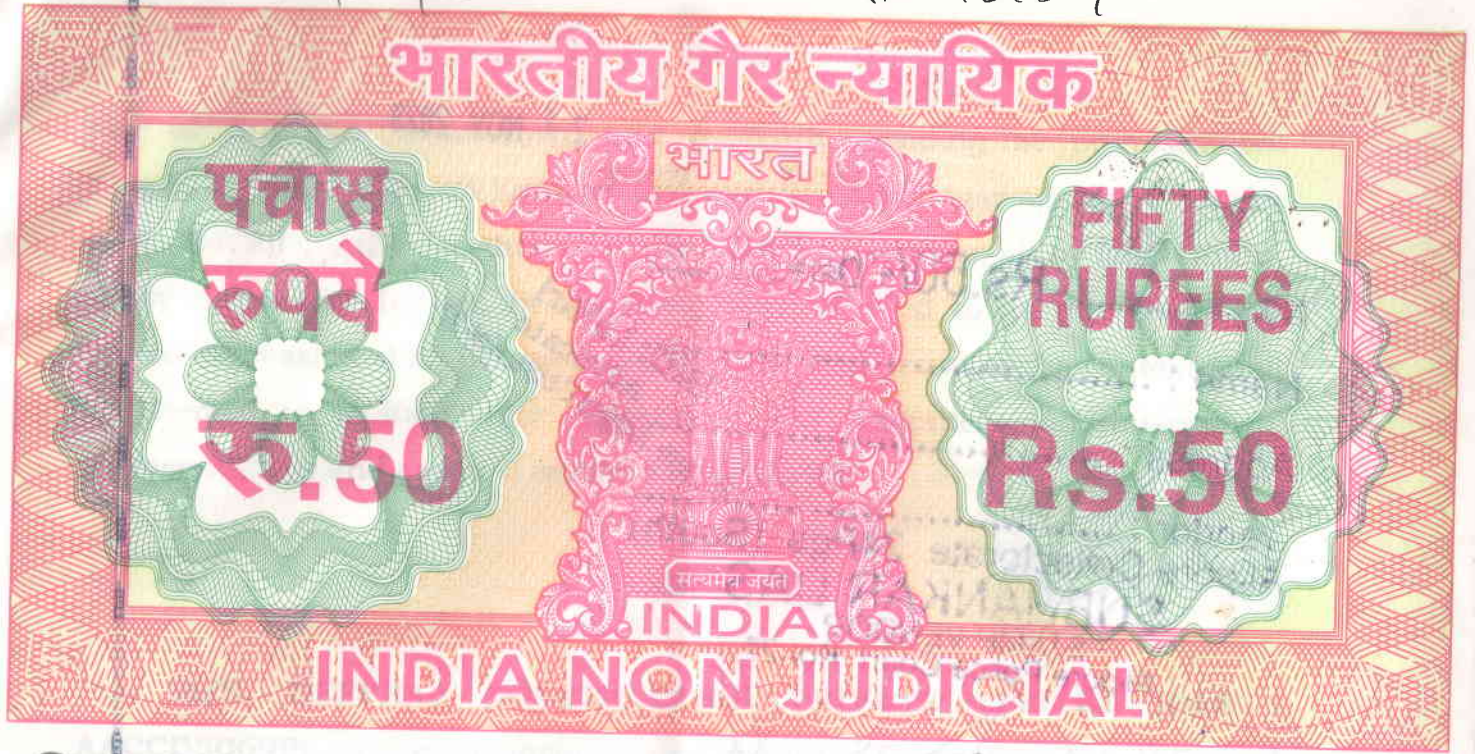


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AK 711099

### DEVELOPMENT AGREEMENT

This **AGREEMENT FOR DEVELOPMENT** made on this 28th day of **November**, 2023, B E T W E E N : 1) **SMT. RAMA CHATTERJEE** (PAN No. **AKQPC8439B**, AADHAAR No. **609121347133**), wife of Late Adideb Chatterjee, 2) **SMT. CHANDANA CHATTERJEE**, (PAN No. **AMHPC9640D**, AADHAAR No. **557058557136**), wife of Gouranga Mukherjee, 3) **SMT. ANJANA CHATTERJEE** (PAN No. **ANMPC1767B**, AADHAAR No. **230508888367**), wife of Apurba Chatterjee, all are residing at K.M.C. premises no. 24, Suren Tagore Road, P.O Ballygunge, P.S - Gariahat, Kolkata - 700019 4) **SMT. RANJANA CHATTOPADHYAY** (PAN No. **ARRPC9845P**, AADHAAR No. **6172602169443**),

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

District Sub-Register-II  
Alinore, South 24-parganas  
28/11/2023

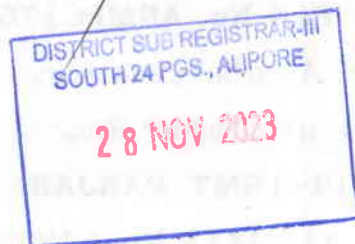
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No. 27/91 Rs.50/- Date.....

Name : .....  
Address : .....  
Vendor : .....  
Alipore Collectorate 24Pgs (South)

B.C. Lahiri  
Advocate  
Alipore Judges Court, Kol-27

SUBHANKAR DAS  
STAMP VENDOR  
Alipore Police Court Kol-27



Rahul Kumar D/o

S/o Ranves Kumar

Marai G 3rd floor, 3B

Survive Sanction

P.O. Kumarkhet

WB. 743387.

P.S. Banerjee



wife of Subrata Chakraborty and currently residing at premises no. 171662/180434, Opp. of Kamarpukur par area shibnagar agartala, Tripura – 799004, all are the daughters of Late Adideb Chatterjee, all by faith Hindu, all by nationality Indian, hereinafter jointly referred to as the '**OWNERS**' (which expression shall unless excluded by or repugnant to the context shall be deemed to include their respective heirs, executors, administrators, representatives and assigns) on the **FIRST PART**.

**AND**

**M/S. DEEPAJ CONSTRUCTION PRIVATE LIMITED (PAN : AACCD5069P)**, a company incorporated under the Companies Act, 1956 and having its registered office at No. 48/1A, Dr. Suresh Sarkar Road, Post Office – Entally, Police Station – Beniapukur, Kolkata – 700014, represented by its one the of the directors **SMT. JAYATI PAUL (PAN : AKEPP6359B), (Aadhaar No. 3155 3165 1768) (Mobile No. 9836968333)**, wife of Sri Madhab Chandra Paul, by faith – Hindu, by occupation – Business and carrying on business at and/or from Premises No. 48/1A, Dr. Suresh Sarkar Road, Post Office – Entally, Police Station – Beniapukur, Kolkata – 700014, hereinafter referred to as the '**DEVELOPER**' (which expression shall unless excluded by or repugnant to the context shall be deemed to include its successor-in-office and assigns) on the **SECOND PART**.

**WHEREAS** at all material time Eastern Bank Limited was the absolute owner of a larger plot of land comprised within Municipal Premises No. 14, Gariahat Road, Kolkata.

**AND WHEREAS** by and/or under a Deed of Conveyance dated 22<sup>nd</sup> April, 1938 and registered before the Kolkata Registration Office in Book No. I Volume No. 60, Pages 90 to 94, Being No. 1938 for the year 1938, the said Eastern Bank Limited sold, transferred and alienated to M/s. Regent Estates



WB. 743201.

Limited of No. 9, Royal Exchange Place, Kolkata, a portion of the said Premises No. 14, Gariahat Road, measuring 3 Cottah 15 Chittack and 24 Sq. ft., being Plot No. 32 at a valuable consideration.

**AND WHEREAS** by and/or under an Indenture of Sale dated 27<sup>th</sup> September, 1939 and registered before the Sub-Registration Office at Sealdah in Book No. I, Volume No. 45, Paged 7 to 16, Being No. 2094 for the year 1939, the said Regent Estates Limited as vendor sold, transferred and alienated the said Plot No. 32, measuring more or less 3 Cottah 15 Chittack 24 Sq. ft., being a divided and demarcated portion of Municipal Premises No. 14, Gariahat Road, Police Station – Gariahat, Post Office – Ballygunge, Kolkata – 700019 unto and in favour of one Smt. Sudhansu Bala Devi, wife of Sambhu Charan Chatterjee, at a valuable consideration.

**AND WHEREAS** upon acquiring the ownership on the said plot of land, the said Sudhansu Bala Devi duly mutated her name in the records of Kolkata Municipal Corporation as owner thereof, whereupon Kolkata Municipal Corporation re-numbered the said premises as Municipal Premises No. 24, Suren Tagore Road, Kolkata – 700019.

**AND WHEREAS** the said Sudhansu Bala Devi constructed on the said plot of land a three storied (ground + upper two storied) brick built residential house on the said plot of land and made payment of all municipal rates, taxes and other outgoings in respect thereof to Kolkata Municipal Corporation without committing any default whatsoever.

**AND WHEREAS** by and/or under a Bengali Deed of Family Settlement / Trust dated 20<sup>th</sup> May, 1963 and registered before the Office of Sub-Registrar at Sealdah in Book No. I, Volume No. 28, Page 227 to 239, Being No. 1253 for the year 1963, the said Sudhansu Bala Devi transferred and alienated the said plot of land with building comprised within Municipal Premises No. 24,



Suren Tagore Road, Police Station – Gariahat, Kolkata – 700019 unto and in favour of herself, her husband Sambhu Charan Chatterjee and her eldest son Tripura Charan Chatterjee as joint trustee of the trust estate along with several other immovable properties owned by the said Sudhansu Bala Devi as settlor with the mandate that upon the death of the said settlor Sudhansu Bala Devi the aforesaid remaining trustees shall divide and demarcate the said three storied brick built house with land comprised within Municipal Premises No. 24, Suren Tagore Road, Kolkata, in three several parts and parcel as indicated in the said Deed of Trust and shall makeover each of the said three units separately to her three sons namely Tripura Charan Chatterjee, Pinaki Ranjan Chatterjee and Adi Deb Chatterjee absolutely and forever in their equal share as their absolute property free from trust with a right to hold, possess, enjoy and to alienate or dispose of the same as per their absolute discretion with the proviso that since the second son Pinaki Ranjan Chatterjee was not having any issue upon his death, his  $1/3^{\text{rd}}$  share of ownership in the said property shall be used, utilised and possessed by his widow Smt. Kanika Chatterjee during her lifetime as life interestee and upon her death the undivided  $1/3^{\text{rd}}$  share of ownership of the said Pinaki Ranjan Chatterjee shall devolve upon the male descendant of Tripura Charan Chatterjee namely Siddhartha Chatterjee and Dipankar Chatterjee, the vendor no. 1 and 2 herein, in their equal  $\frac{1}{2}$  share therein absolutely and forever of  $1/3^{\text{rd}}$  undivided share of Pinaki Ranjan Chatterjee.

**AND WHEREAS** in terms of the said mandate given by the said Sudhansu Bala Chatterjee in the said Deed of Trust dated 20<sup>th</sup> May, 1963, the joint trustees in implementation of the said mandate duly made over three separate units and/or portions of the said three storied brick-built house together with the land comprised within Municipal Premises No. 24, Suren Tagore Road, Kolkata, to the said three beneficiaries namely Tripura Charan Chatterjee, Pinaki Ranjan Chatterjee and Adi Deb Chatterjee upon the death of Sudhansu Bala Chatterjee on 4<sup>th</sup> October, 1994 provided further since



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Pinaki Ranjan Chatterjee died on 12<sup>th</sup> June, 1983 prior to the death of the said Sudhansu Bala Chatterjee, his 1/3<sup>rd</sup> undivided share of ownership in the said immovable property was made over to his widow Smt. Kanika Chatterjee as life interest thereof.

**AND WHEREAS** on 31<sup>st</sup> January, 2015, the said Smt. Anima Chatterjee (predeceased), wife of Tripura Charan Chatterjee died intestate leaving behind her husband Tripura Charan Chatterjee and two sons namely Siddhartha Chatterjee and Dipankar Chatterjee and one married daughter namely Anuradha Mukherjee herein as her only Class – I heirs and legal representatives who have jointly inherited their respective undivided share of ownership of the said immovable property.

**AND WHEREAS** on 9<sup>th</sup> February, 2020, the said Tripura Charan Chatterjee having had his individual 1/3<sup>rd</sup> undivided share of ownership in the said immovable property died intestate leaving behind him his two sons namely Siddhartha Chatterjee and Dipankar Chatterjee and one married daughter namely Anuradha Mukherjee, as his Class – I heirs and legal representatives within the meaning of Hindu Succession Act, 1956 who have jointly inherited the estate left by the said Tripura Charan Chatterjee including the said 1/3<sup>rd</sup> undivided share of ownership in Premises No. 24, Suren Tagore Road, Kolkata, in their equal 1/3<sup>rd</sup> undivided share each therein and thereby each of the said heirs acquired 1/9<sup>th</sup> undivided share of ownership in the said immovable property.

**AND WHEREAS** on 18<sup>th</sup> January, 2017 the said Kanika Chatterjee, widow of late Pinaki Ranjan Chatterjee died intestate whereupon as per the mandate given in the said Deed of Trust the 1/3<sup>rd</sup> undivided share of ownership of late Pinaki Ranjan Chatterjee devolved upon Siddhartha Chatterjee and Dipankar Chatterjee in their equal 1/6<sup>th</sup> and thereby the individual shareholding of Siddhartha Chatterjee became 5/18<sup>th</sup>, the



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individual shareholding of Dipankar Chatterjee became 5/18<sup>th</sup> and the individual shareholding of Anuradha Mukherjee became 1/9<sup>th</sup>, totalling 2/3<sup>rd</sup> undivided share in the said immovable property.

**AND WHEREAS** the youngest son of the said settlor Adi Deb Chatterjee was allotted with 1/3<sup>rd</sup> share of ownership in the said immovable property as his absolute property free from trust as per the mandate contained in the said Deed of Trust and having had such ownership on 22<sup>nd</sup> December, 1998 the said Adi Deb Chatterjee died intestate leaving his widow Smt. Rama Chatterjee and three daughters namely Chandana Chatterjee, Anjana Chatterjee and Ranjana Chatterjee the owners herein as his Class – I heirs and legal representatives who have jointly inherited the estate left by the said Adi Deb Chatterjee in their equal 1/4<sup>th</sup> undivided share of ownership therein and thereby the individual shareholding of the said four heirs and legal representatives became 1/12<sup>th</sup> each in the said immovable property.

**AND WHEREAS** the owners First Part herein jointly having had such 1/3<sup>rd</sup> undivided share of ownership and with the consent and approval of other co-sharers namely Siddhartha Chatterjee, Dipankar Chatterjee & Smt. Anuradha Mukherjee holding 2/3<sup>rd</sup> undivided share of ownership in the said immovable property, the owners herein requested the developer to enter into a Development Agreement with the owners First Part herein in respect of their 1/3<sup>rd</sup> undivided share of ownership in the said immovable property on the terms, conditions and consideration as more fully and particularly mentioned and described hereunder and in consideration of the developer's allocation as mentioned hereinafter the developer has agreed to enter into this agreement for development with the owner on further terms, conditions and consideration as mentioned hereinafter.



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**AND WHEREAS** by and/or under a Deed of Gift dated 28<sup>th</sup> November, 2023 and registered before DSR – III, Alipore in Book No. I, Volume No. ~~1603-2023~~, Page ..... to ..... Being No. ~~160318180~~ for the year 2023, the co-owners namely Siddhartha Chatterjee, & Dipankar Chatterjee son of Late Tripura Charan Chatterjee transferred and alienated 10% undivided share of ownership which was jointly acquired by them from Late Pinaki Ranjan Chatterjee in the said immovable property unto and in favour of Rama Chatterjee, Chandana Chatterjee, Anjana Chatterjee, Ranjana Chatterjee & Anuradha Mukherjee in consideration of love and affection absolutely and forever.

*Jayati Paul*

**AND WHEREAS** by virtue of inheritance and by virtue of said Deed of Gift, Smt. Rama Chatterjee, Chandana Chatterjee, Anjana Chatterjee and Ranjana Chatterjee, wife and daughters of Late Adi Deb Chatterjee became owners of 1 K. 06 Ch. 39.24 Sqft. in the said immovable property with the three storied structure standing thereon having an area of 2076.84 Sqft. situated at Premises No. 24, Suren Tagore Road, Kolkata – 700019.

**AND WHEREAS** the developer have also negotiated with the other co-sharers holding of the said immovable property to enter into an indenture.

**AND WHEREAS** the developer has adopted a resolution in the meeting of its Board of Directors that to develop the said property which is beneficial to the business interest of the Company and Smt. Jayati Paul one of the directors of the company is authorised and empowered to sign and execute this Agreement for Development for and on behalf of the Company.

#### **ARTICLE - I DEFINITIONS**

1. **OWNERS** shall mean **Smt. Rama Chatterjee, Smt. Chandana Chatterjee, Smt. Anjana Chatterjee and Smt. Ranjana Chatterjee.**



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2. **DEVELOPER** shall mean **M/S. DEEPAJ CONSTRUCTION PVT. LTD.**
3. **TITLE DEED** shall mean all deeds, documents, papers Partition Decree and writings regarding title of the said property.
4. **PROPERTY:** shall mean all that piece and parcel of land measuring more or less 3 Cottah 15 Chittack 24 Sq. ft. together with a three storied brick built (5769 Sqft.) residential house standing thereon and comprised within Kolkata Municipal Corporation Premises No. 24, Suren Tagore Road, Police Station – Gariahat, Post Office – Ballygunge, KMC Ward No. 68, Kolkata – 700019.
5. **PREMISES** shall mean undivided share of ownership of the owners first part herein in the said property measuring 3 Cottah 15 Chittack 24 Sq. ft. together with a three storied brick built residential house standing thereon and comprised within Kolkata Municipal Corporation Premises No. 24, Suren Tagore Road, Police Station – Gariahat, Post Office – Ballygunge, KMC Ward No. 68, Kolkata – 700019.
6. **BUILDING** shall mean the G+IV storied building to be constructed at the said property in accordance with the building plan or revised thereof to be sanctioned by the Kolkata Municipal Corporation.
7. **COMMON FACILITIES AND AMENITIES** shall mean and include corridors, stairways, passageways, shafts, drains, septic tank, overhead water tank, ultimate roof, underground water reservoir, pump and motor, meter board, lift, caretaker's room (if any), boundary walls, gate and other space or spaces and facilities along with the basement attached thereto or which may be mutually agreed upon between the parties or whatsoever required for establishment, location, enjoyment, Provisions, maintenance and /or management of the building and/or common facilities or any of them there as the case may be.



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8. **SALEABLE SPACE** shall mean flat or flats, apartment or apartments or any other space or space or portion thereof for residential/commercial purpose only and for exclusive use of the flat Owners in the building available for independent use and occupation for common facilities and the space required therefore.

9. **OWNERS ALLOCATION:** Owners Allocation shall mean:

A. One self-contained flat on the 2<sup>nd</sup> floor (front side flat) area of flat 1300 sqft. Built up area including proportionate area of stair, lift area, cupboard area & plantation along with 1 (One) Car Parking of 135 Sqft. area at the ground floor.

10. **DEVELOPERS ALLOCATION:** shall mean:

A. Rest of the portion of proposed G+IV storied residential building (except owners allocation)

11. **ARCHITECT/L.B.S.** shall mean the qualified person or persons that may be appointed by the Developer for designing and planning of the building to be constructed on the said land.

12. **PLAN** shall mean plan or plans or revised thereof prepared by the Architect/L.B.S. for the construction of the building to be sanctioned by the Kolkata Municipal Corporation and/or any other competent authority or authorities as the case may be, under the proceeding of the law of the land/Govt./proper authority.

13. **TRANSFER** shall mean with its grammatical variations include transfer of possession and transfer of title or by any other means adopted for affecting what is understood as transfer of space to the transferee thereof vide provision of Transfer of Property Act 1882 and Registration Act 1908.



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14. **TRANSFREE** shall mean a person, firm, limited company, Association of persons to whom any saleable space in the building will be transferred under law.

15. **FORCE MAJEURE**, shall mean flood, earthquake, riot, war, storm, tempest civil commotion, strike, lockout, Labour unrest and/or any other acts or commotion beyond the control of parties hereto affected thereby and also non-availability of essential materials like cement steel etc.

16. That words importing singular shall include plural and vice versa, Words importing masculine gender shall include Feminine and Neuter Genders and likewise words importing feminine gender shall include masculine and neuter genders and similarly words importing Neuter gender shall include masculine and feminine genders.

#### **ARTICLE – II TITLE AND INDEMNITY:-**

1. The Owners hereby declare that they are the only Owners of the said property lawfully entitled to the same and to the best of their knowledge and no disputes or suits act one or legal proceedings are pending in respect of the same property or any part or portion thereof and has good and absolute right titled interest and position of the said premises to enter into the Agreement with the said Developer.

2. The Owners hereby declare that to the best of their knowledge that the said premises are free from all and any manner lispence, charges, liens, claims, encumbrances, attachments, trusts, acquisitions, requisitions, or mortgage whatsoever and the Owners hereby agreed to indemnify and keep the Developer indemnified from or against any and all actions, charges, liens, claims, encumbrances and mortgages unless created by the Developer himself.



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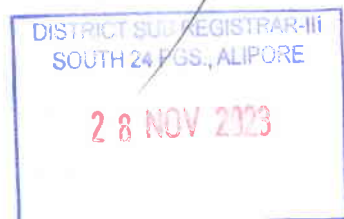


3. The Owners hereby also undertake that the Developer shall be entitled to construct the multi-storied building on the said land as agreed by and between the parties hereto according to the building plan to be sanctioned or revised plan if any under subject to K.M.C. rules and regulations. The Developer has agreed to hand over to the Owner, a proposed plan which is to be submitted before the KMC for its sanction and shall also intimate the Owners about any revision or alteration that they propose to make in the said plan and hand over such proposed revised plan to the Owners for their approval before submitting the same before the KMC.

### **ARTICLE – III DEVELOPMENT RIGHTS**

1. The Owners grant an exclusive right to the Developer to develop the said land in such manner as the Developer deems fit in accordance with the provisions herein contained, subject to K.M.C. rules and regulations and not in any way contrary to Owner's interest in the flats to be allotted to the Owners.

2. Forthwith upon entering into this Development Agreement the Owners shall at the cost of the Developer from time to time at anytime submit and/or join with the Developer as the Owners of the said land in submitting the building plan applications, forms, petitions, and writings to the appropriate authority for sanction and/or approval of the plan and/or materials and otherwise as may or shall be required for the construction of the building on the said land. The Developer shall cause to be made which shall be required by the Government or any authority as aforesaid to comply with any sanction or approval as aforesaid. It is clearly mentioned here that the Developer shall submit the building plan for sanction before the Kolkata Municipal Corporation. That the Developer shall complete the building within 33 months



from the date of the sanction of the building plan, subject to getting clear vacant possession of the existing building of the Owners for demolition and commencement of construction of the said premises.

3. The Developer shall for and on behalf of the Owners take all such permissions, sanctions and approvals in compliance with the prevailing laws as are legally required for the purpose of developing the said land. The Owners shall always co-operate with the Developer in connection with the same and shall sign any required papers, letters etc. in connection there with.

4. All applications and other papers and documents referred to above shall be prepared by the Developer at their own cost subject to the approval of the Owners and submitted by or in the name of the Owners and the Developer shall pay and bear all submission and other fees, charges and expenses required to be paid or deposited for sanction and building plan for the building or otherwise to obtain sanction for the construction of the building thereon.

5. The Owners shall render the Developer all reasonable assistance necessary to apply for and/or to obtain all sanctions, permissions clearance and approvals in terms thereof and the Developer shall have the discretion to submit the applications, plan and other act deed matter and things envisaged herein as an agent for and/or on behalf of or in the name and with the consent of the Owners and to directly collect and receive back from the concerned authorities or bodies any refunds or other payments or deposits made by the Developer for which purpose the Owners shall grant the Developer and his nominees or successors, necessary power and authorities to sign make file amend withdraw and/or to follow up the same and/or to do all other acts, deeds, matters and things necessary to obtain requisite sanctions permissions clearances and approvals as aforesaid.





6. The Developer shall exclusively be entitled to receive, release and appropriate the sale proceeds and/or the construction cost with regard to the Developer's Allocation which the Developer becomes entitled to receive from the intending purchaser or purchasers of flats, garages, shops in the said proposed building excepting Owner's Allocation, under the official intimation to the Owners.

#### **ARTICLE - IV: CONSIDERATION**

1. In consideration of the Owners have agreed to grant to the Developer the exclusive right to develop and/or construct the proposed building in the manner herein before mentioned the Developer shall allot to the Owners the aforesaid owners' allocation of the proposed building completed in all respect to be erected and/or constructed upon the said land in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation.

#### **ARTICLE - V: PROCEDURE**

1. The Owners shall grant to the Developer or its nominee/nominees a Registered Power of Attorney as may be required for the purpose of obtaining the modification of sanction of plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for perusing and following up the matter in the Kolkata Municipal Corporation and other authorities and to construct the building, appoint architects, engineers, contractors, agents, etc. and to represent the Owners before Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Kolkata Police, Fire Brigade, or any other appropriate authority or authorities and to undertake the construction of the building and to enter into agreement/agreements with the purchasers/buyers of flats/car parking spaces or any other spaces from the



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Developer's allocation and also to receive, realize recover the entire proceeds of the Developer's allocation at the sole responsibility of the Developer. It is also to be mentioned in the said Power of Attorney that after the completion of the Project and after the Owners have received the Owner's Allocation fully and satisfactorily/lawfully with rightful possession, if the Owners are not in a position to make the registration of the deed of conveyance or conveyances of the purchase deeds, intentionally or unintentionally in favour of the Developer or its nominee or nominees and/or assignee or assignee's, the Developer shall be at liberty to execute and register of the deeds of conveyance or conveyances of the Developers Allocation in favour of itself or in favour of the intending Purchasers/buyers, by utilizing the Power of Attorney, subject to, after properly intimating the Owners regarding the facts and circumstances thereto and giving the Owners a reasonable and sufficient time to act and cooperate, which has been issued in favour of the Developer's nominee Smt. Jayati Paul and in that case the Owners shall not be in a position to object to such registration of deed of conveyance under any circumstances. The Power of Attorney to be granted by the Owners herein shall remain operative till the construction of the building is completed and the transfer of the Developer's allocation and the other terms and conditions as mentioned in this agreement is fulfilled in all respect.

#### **ARTICLE – VI: BUILDING**

1. The Developer shall construct the said Building at its own costs or by raising funds from the prospective transferees out of Developer's Allocation or in the manner he considers necessary for which it is hereby agreed between the parties hereto that the Developer shall be at liberty to invite applications from prospective transferees for transfer out of the total built-up area excepting the Owner's Allocation in the building to be constructed on the land comprised in the said premises in accordance with the plan to be approved by the Architect/L.B.S. and sanctioned by the Kolkata Municipal Corporation



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or revised thereof with good materials as are necessary for such construction and specifications must not below as mentioned in the Third Schedule hereunder and also in a good workmanlike manner within a period of one and half year from the date of obtaining the sanction of the plans and such period may be extended mutually, from the Kolkata Municipal Corporation to the Owners. Owners would not be responsible in case of any fault in raw materials used, structural defect, or dispute on sale of Developer's Allocation.

2. The Developer shall also install and provide in the said building at their own costs the pump, water storage, tanks, overhead reservoir, inside electrification and/or of the sanctioned plan or under any applicable statutory bye-laws or requisitions relating to the construction of the building on the said land and specifications as mentioned in the third schedule hereunder written.

3. The Owners shall be entitled to transfer or otherwise deal with only the Owner's Allocation in the building.

4. The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the Developer's Allocation subject to the conditions mentioned in Article 6.1 above and the Owners shall not in any way interfere with or disturb the quiet and peaceful vacant possession of the Developer's Allocation.

5. In so far as all necessary dealings by the Developer in respect of the building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer and/or its nominee or nominees power or power of Attorney in a form and manner reasonably required by the Developer. It is however understood that such dealings shall not in any manner fasten or create any financial liability upon the Owners or Owners Allocation.



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6. The Developer shall be authorized in the name of the Owners in so far as it is necessary to apply for and obtain quotas entitlements and other allocations for cement, steel bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary connection of water electricity, power and permanent drainage and sewerage connection to the newly built up building and other inputs and facilities required for the construction or enjoyment of the building for which purpose the Owners shall execute in favour of the Developer Power of Attorney and other authorities as shall be required by the Developer, for which the Owners shall not be liable in any manner whatsoever.

7. The Developer shall at its own cost and expenses and without creating any financial or other liability on the Owners construct and complete the said new building and various units and/or apartments therein in accordance with the sanctioned Building plan and any amendment thereto or modifications thereof made or cause to be made by the Developer. The Developer at its own risk and responsibility accept the earnest money or full consideration money from the Purchaser/s of the Developer's Allocation and the Developer shall bear liabilities relating with the same and the Owners shall in no way be responsible and or liable for the same.

#### **ARTICLE - VII: AUTHORITY**

1. The Owners and the Developer shall jointly be entitled to Transfer or otherwise Deal with the flat and/or apartments and/or other saleable space or spaces and car parking space of the building and proportionate right to use the common areas and facilities to be transferred to the prospective transferees and income tax or other taxes for Developer's Allocation to be borne by the Developer.



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2. In so far as necessary all the dealings by the Developer in respect of the said building in relation to these presents shall be in the name of the Owners for which the Owners hereby irrecoverably nominate, constitute and appoint the Developer to do, execute, perform and execute all the acts and things necessary for the implementation of this Agreement including the authorities to cause, to be prepared, to sign letters correspondence and to apply to the authorities, to sign and execute all application to the government Department and/or authority to appoint architects, Engineers and other persons to construct the building as per sanction of the authority to enter into and sign agreement for sale and to sign sale deeds, conveyances, jointly with the Owners in favour of the prospective transferees to make affidavits and declaration to apply for allotment of cement, iron and steel and other materials to apply for electric connection sewerage and the drainage to apply for and obtain refund of any amount receivable from the authorities in respect of the said premises to commence proceedings, to sign complaints, verification written statements petition, to sworn affidavit, to appear in any court of law, to give evidence and to arrange or substitute with all or any of the powers, Owners is not affected for any cost expenses.

3. It is distinctly stipulated and agreed that the Developer shall have no authority to negotiate for and/or sale flat/flats or apartments and/or any other saleable space or spaces or any portion from and out of the Owner's Allocation in the said building which the Developer agrees to make delivery of possession to the Owners as consideration of the said land in proportion to the Developer's Allocation.

#### **ARTICLE - VIII: COMMON FACILITIES**

1. The Developer shall pay and bear all Ground rent, other dues and outgoings in respect of the said premises accruing, after handed over of the vacant and peaceful possession by the Owners.



2. Subject to the covenant as contained in Article X clause 5 as mentioned hereinafter, on completion of the Owner's Allocated portion and after taking the Completion Certificate from of the KMC of the newly constructed building in all respect as per terms of this Agreement the Developer shall give 30 days notice in writing to the Owners requesting the Owners to take possession of the Owner's Allocation in the said building agreed to be provided as consideration of the land in proportionate with the Developer's Allocation as per terms of this Agreement. The Developer shall not be responsible for payment of all Municipal and property taxes, rates, duties, maintenance, charges, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said Rates") payable in respect of the Owner's Allocation and the said rates are to be apportioned pro-rata basis with reference to the saleable space in the building. It is further agreed that the Developer shall deliver possession to the intending flat purchasers only after delivery of possession to the Owners (within 15 days notice) of the Owners allocated portion complete in all respect as per terms of this Agreement.

3. The Owners and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities or to the other authorities or to the Developer or otherwise as specified by the Developer and the Owners and the Developer shall keep each other in this regard indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly and indirectly in connection with their respective allocation.

#### **ARTICLE - IX: OWNER'S OBLIGATION**

1. Subject to the Developer complying with all the terms of this Agreement and discharging its obligations under this Agreement. The Owners do hereby agree and covenant with the Developer not to do any act, deed or things





thereby the Developers may be prevented from selling, assigning and/or disposing of the flat/flats or apartment and/or any other saleable space or spaces of the Developer's Allocation or any apportion thereof in the said building of the said premises of the Developer's Allocation.

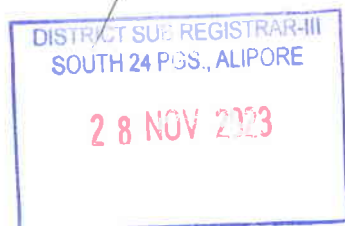
2. The Owners or any person or persons claiming through them shall not in any way cause any reference or obstruction whereby the Developer or any person or persons claiming through them shall in any manner be prevented or obstructed from constructing and erecting the said building on the said land in the said premises.

3. The Owners do hereby agree and covenant with the Developer not to let out, grant lease, mortgage and/or charge the Developer's Allocation of the said premises or any portion thereof without the previous consent in writing of the Developer.

4. If at any time, the Owners held liable for the wealth tax, GST or income tax and/or any other rates, taxes only for their allocation then and in that event the Owners shall pay the said taxes from their own accord and the Developer shall not be held liable and/or responsible for the same in any manner whatsoever, in respect of the Owner's portion and they shall be liable to pay GST to the developer before taking possession.

#### **ARTICLE - X: DEVELOPER'S OBLIGATION**

1. The Developer hereby agrees and covenants with the Owners to complete the construction of the building in terms of this Agreement and in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation within 33 months from the date of sanction of building plan unless prevented by force majeure.



2. The Developer hereby agrees and covenants with the Owners not to violate, contravene or deviate any of the provisions or rules applicable for construction of the said building.

3. The Developer hereby agrees and covenants with the Owners not to do any act, deed, or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of the Owner's Allocation or any portion thereof the said building in the said premises.

4. The Developer shall be responsible for the entire construction and indemnifies the Owners for any damage or loss arises or any accident happens during the construction period. If there is any loss or damage the Developer shall be solely responsible for the same and shall bear all cost and expenses.

5. That before demolition of the existing building standing thereon the Developer will arrange for the owners within 2 km radius of the aforesaid premises one 3 bedroom residential flat and the developer will be liable to pay monthly rent in respect of that accommodation till completion and delivery of possession of the owners allocated portion in the newly constructed building. The owners shall vacate the premises within 15 days from the date of providing a rented accommodation.

6. The Developer hereby agrees that, after taking the Completion Certificate from the KMC, the Developer shall first offer the Owners to take their possession within fifteen days (Complete in all respect as per terms of this Agreement) of their allocation in the newly constructed building, and, after fifteen days from receipt of the said notice by the Owners, if the Owner fails to take possession of the Owners allocated portion or to act upon the notice the said offer, the Developer shall be at liberty to hand over its allocated portion to the intending purchaser or purchasers.



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**ARTICLE – XI: MISCELLANEOUS**

1. That the demolition of the existing structure the Developer shall be at liberty to sell old building materials and the sale proceeds thereof will be retained by the Developer exclusively for which the Owners herein renders their no objection.

2. It is understood that from time to time to facilitate the uninterrupted construction of the building by the Developer, various acts, deeds, matters and things not herein specified may be required to be done by the Developer for which the Developer may require the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein, the Owners hereby undertakes to do all such acts, deeds, matters and things which do not in anyway infringe the rights of the Owners and/or against the spirit of these presents.

3. Any notice required to be given by the Developer shall without prejudice to any other mode of service be deemed to have been served on the Owners if delivered by hand (acknowledgement is required) or sent by registered post to the Owners at all the addresses of the Owners mentioned herein and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by Registered office of the Developer.

4. The Developer and the Owners shall mutually frame scheme for the management and administration of the said building or buildings and/or common parts thereof. The Owners hereby agrees to abide by all the regulations to be framed by any society /Association/Holding Association and/or any other organizations to be formed that will be in charge of the affairs of the building or buildings and/or common parts thereof and the parties hereby give their consent to abide by such rules and regulations.



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6. The name of the building shall be **"Naboraj Apartments"**.

7. After completion of the construction of the building the Owners shall at the request of the Developer execute and register appropriate transfer deeds/conveyance of the proportionate share of land in favour of the Developer or its nominee and/or transferee or transferees. The stamp duty including the registration charges and all other legal expenses payable for the said transfer shall be borne by the transferee or transferees or Purchasers.

#### **ARTICLE - XII: FORCE MAJUERE**

1. Force Majuere shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/or any other acts or commission beyond the control of the parties hereto affected thereby and also non availability of essential materials like cement, steel, etc.

2. The parties hereto shall not be considered to be liable for any obligation here above to the extent that the performance of the relative obligation prevented by the existence of the "Force Majuere" and shall be suspended from the obligation during the period this "Force Majuere", except the rental accommodation facilities for the Owner's mentioned herein above.

3. If the construction and/or completion of the building is delayed for any willful acts or negligence on the part of the Developer it shall be liable to pay such loss or damages to the Owners at the rate of Rs. 25,000/- (Rupees Twenty Five Thousand) only per month, in addition to providing the rental accommodation facilities for the Owner's mentioned herein above.

4. In the event of the Owners committing breach of any of the terms and conditions herein contained or delayed in the delivery of possession after the Developer arranged the temporary accommodation of the Owners and the



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28 NOV 2023

consideration amount will be paid by the Developer as per the Article 1.8 as herein before stated, then in that event the Developer shall be entitled to and the Owners shall be liable to pay such losses and compensations as shall be settled between the parties **PROVIDED HOWEVER** is such delay shall continue for a period of three months then and in that event in addition to any other right which the Developer may have against the Owners the Developer shall be entitled to sue the Owners for specific performance of this Agreement or to rescind or cancel this Agreement and claim refund of all the amount paid and/or incurred by the Developer with interest and such losses and damages which the Developer may suffer. The Owners shall have the right to cancel or rescind the Agreement with the Developer in the event Developer committing any breach or in delay in completing the construction unnecessarily, day and the period mentioned in the Agreement and in that event the Owners shall be entitled to forfeit the money already paid to them in terms of this Agreement, in addition to any other rights that the Owners may have against the Developer.

#### **ARTICLE - XIII: JURISDICTION**

The Learned court/courts having territorial jurisdiction over the property shall have the jurisdiction to entertain and terminate all actions, suits, and proceedings arising out of these presents between the parties hereto.

#### **THE FIRST SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** undivided share of ownership in a plot of land measuring 3 Cottah 15 Chittack 24 Sq. ft. together with a three storied brick built having an area of 5769 Sqft. residential house standing thereon and comprised within Kolkata Municipal Corporation Premises No. 24, Suren Tagore Road, Police Station - Gariahat, Post Office - Ballygunge, KMC Ward No. 68, Dihi



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Panchannagram, Division - V, Sub-Division - J, Mouza - East Gadsha, being a portion of old larger Premises No. 14, Gariahat Road, Kolkata - 700019 and butted and bounded by -

ON THE NORTH : By premises no. 25, Suren Tagore Road.

ON THE SOUTH : By premises no. 23, Suren Tagore Road.

ON THE EAST : By 30'-0" wide Suren Tagore Road.

ON THE WEST : By premises no. 14/7, Gariahat Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**(Property of Rama Chatterjee, Chandana Chatterjee,  
Anjana Chatterjee & Ranjana Chatterjee)**

**ALL THAT** undivided share of ownership in a plot of land measuring 1 Cottah 06 Chittack 39.24 Sq. ft. together with a proportionate area of 2076.84 sqft. <sup>Ground floor 692.28 Sqft. 1st floor 692.28 Sqft and 692.28 Sqft</sup> in the three storied residential house standing thereon and having a total area of 5769 Sqft. Situated at 24, Suren Tagore Road, Police Station - Gariahat, Post Office - Ballygunge, within Kolkata Municipal Corporation, Ward No. 68, Dihi Panchannagram, Division - V, Sub-Division - J, Mouza - East Gadsha, being a portion of old larger Premises No. 14, Gariahat Road, Kolkata - 700019 and butted and bounded by -

ON THE NORTH : By premises no. 25, Suren Tagore Road.

ON THE SOUTH : By premises no. 23, Suren Tagore Road.

ON THE EAST : By 30'-0" wide Suren Tagore Road.

ON THE WEST : By premises no. 14/7, Gariahat Road.

*Tagore Road.*



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**THE THIRD SCHEDULE ABOVE REFERRED TO:**  
**(SPECIFICATIONS)**

1. **STRUCTURE** : R.C.C. Framed structure as per building plan.  
The grade of concrete M<sub>25</sub> with steel Fe<sub>500</sub>.
2. **BRICK WORKS** : External Brick work 200mm. thick and internal walls 125mm/75mm. thick as per building plan with cement mortar and 1st. class brick with wire mesh. Common walls will be 125mm thick brick work.
3. **PLASTERING**
  - A) INTERIOR FINISH** : Internal walls of flats shall be plastered with cement mortar and finished with plaster of paris. All other service area, staircase and ground floor area shall be plastered and finished with plaster of paris.
  - B) EXTERIOR FINISH** : External walls shall be plastered with cement mortar and painted with two coats of weather coat paints over flexible base coat except front and eastern side of outer wall.
4. **FLOORING** : All flooring shall be of vitrified tiles with 4'X2' with 4" skirting. Floors of toilets, kitchen & balcony/verandah shall be of floor tiles and walls of toilets shall have 7' feet height glazed tiles (any ISI brand). Other covered or open areas on the ground floor will be finished with granite tiles.



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5. **DOOR** :
  - a) Wooden frames made of Sal wood 4"X2 ½".
  - b) Main door shall be segun door along with necessary fittings.
  - c) All other doors shall be wooden door with teak ply pasting along with necessary fittings.
6. **WINDOW** : Fenesta sliding windows with shutter and clear glass shall be provided.
7. **KITCHEN** : Kitchen shall have raised cooking table top of granite stone and steel sink along with glazed tiles up to lintel height on table top (300X650).
8. **ROOF** : Crazy mosaic flooring after proper roof treatment and earthen pot shall be done with rain water pipes for proper drainage
9. **SANITARY & PLUMBING** : Toilet will be provided with white wall hang commode with conceal cistern. All pipelines in the toilets & kitchen will be concealed with CPVC pipes. PVC soil pipes, rainwater & waste water pipes shall be provided. Fittings (normal) of toilet & kitchen shall be **Jaquar** brand. All toilets will hot cold facility.
10. **ELECTRICAL** : **All wiring shall have concealed ISI BRANDED copper wire (Havells brand) with Modular switches, sockets etc. (Crabtree brand). MCB shall be provided.**



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- a) **Bedrooms** will be provided with 3 (three) light points, 1 (one) fan point and 1 (one) 5amp plug point and 1 (one) 15amp plug point for A.C. in all bed rooms.
- b) **Sitting cum Dining** will be provided with 3 (three) light points, 2 (two) fan points, 2 (two) 5amp plug points & 1 (one) 15amp plug point for A.C. & 1 (one) outlet for fiber optic cable adapter point.
- c) **Kitchen** will be provided with 1 (one) light point and 1 (one) Exhaust fan or chimney point 2 (two) 15amp plug point for Oven & Refrigerator 1 (one) Mixer Grinder point and 1 (one) water purifier point.
- d) **Toilets** will be provided with 1 (one) light point, 1 (one) Exhaust fan point and 1 (one) point for geyser (common toilet) & one point for washing machine. All toilets will be hot-cold facility.
- e) **Balcony/Verandah** will be provided with 1 (one) light point & one 5amp plug point.
- f) **Each flat** will be provided with MCB, one calling bell point, concealed telephone line and cable line, and concealed fiber optic cable line.
- g) Intercom & C.C.T.V. shall be provided by Developer.

**Note: Owners/Purchasers shall be liable to pay actual cost plus service charges for their individual meter in their name and proportionate charges for common meter to the developer.**



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11. **WATER RESERVOIR** : Municipal water connected to under ground reservoir and water line connection from ground floor reservoir to Overhead tank with pump and motor and separate waterline connection for each flat will be provided.
12. **LIFT** : 6 (Six) passenger lift will be installed.

**IN WITNESS WHEREOF** the parties hereto of the first and second part set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by (1) **SMT. RAMA CHATTERJEE**, (2) **SMT. CHANDANA CHATTERJEE**, (3) **SMT. RANJANA CHATTERJEE** and (4) **ANJANA CHATTERJEE**, the Owners herein at Kolkata in the presence of :

- 1.) Rama Chatterjee.
- 2.) Chandana Chatterjee
- 3.) Anjana Chatterjee
- 4.) Ranjana Chattopadhyay

Subrat Chakraborty  
 Lt. Santi Rn. Chakraborty, Agartala, Tripura.  
 Nilan Sanka  
 Dr. Shree Sanku Rana  
 700014

SIGNED, SEALED AND DELIVERED by **M/S. DEEPAJ CONSTRUCTION PRIVATE LIMITED**, through its Director Mrs. Jayati Paul the **DEVELOPER** herein at Kolkata in the presence of :

DEEPAJ CONSTRUCTION PVT. LTD.  
 Jayati Paul  
 Director

Subrat Chakraborty  
 Lt. Santi Rn. Chakraborty  
 Agartala, Tripura  
 799002.  
 Nilan Sanka

Pauline  
 pm  
 dim plus co  
 WB 613/1001





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28 NOV 2023

COND FLOOR PLAN AT PRE. NO.- 24, SUREN TAGORE ROAD,KOLKATA- 700019.  
S. - BALLYGUNGE, P.O. - BALLYGUNGE, WARD NO. - 68, BOROUGH -VIII.



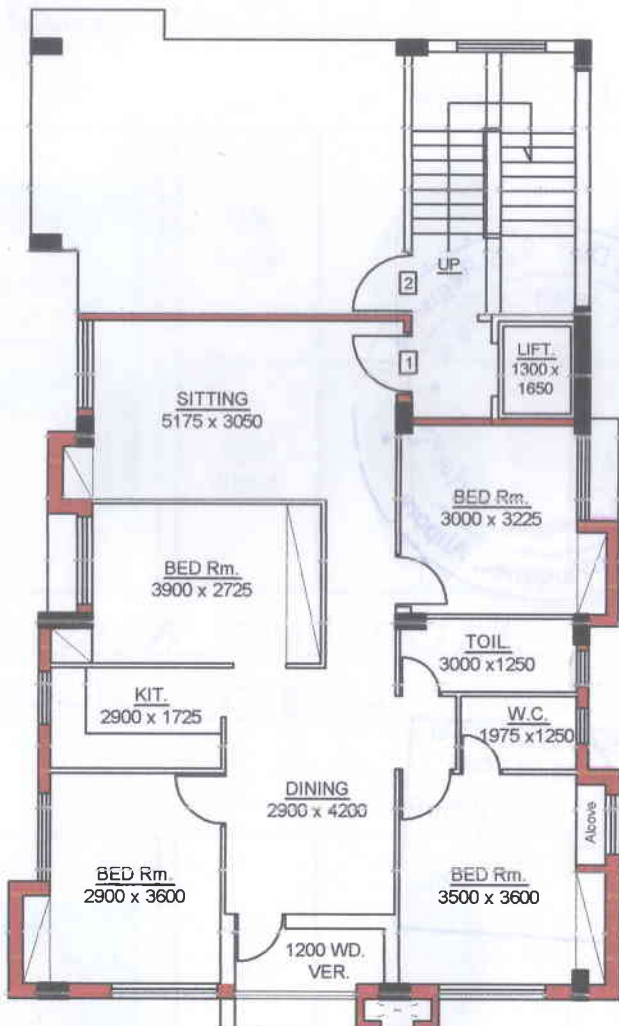
**FLAT AREA**

Built up Area of [ 1 ] = 1330 Sqft.

12700

20600

20600



Rama Chatterjee  
Chandana Chatterjee  
Anjana Chatterjee  
Ranjana Chattopadhyay

SMT. RAMA CHATTERJEE,  
CHANDANA CHATTERJEE,  
ANJANA CHATTERJEE,  
RANJANA CHATTERJEE

**SIGNATURE OF OWNERS**

DEEPAJ CONSTRUCTION PVT. LTD.

Jayati Paul

Director

**SIGNATURE OF DEVELOPER**

12700

30'-0" WIDE K.M.C. ROAD

**SECOND FLOOR PLAN**



FLOOR PLAN AT PRE. NO. - 2A, SUREN TAGORE ROAD, KOLKATA - 700012.  
BALLYGUNGE P.O. - BALLYGUNGE, WARD NO. - 68, BOROUGH - VIII.

Plot Area = 1330 Sq. Ft.  
Built up Area of 11 = 1330 Sq. Ft.

Signature of  
Owner  
Chatterjee

SMT RAMA CHATTERJEE  
CHANDANA CHATTERJEE  
ANJANA CHATTERJEE  
BANJANA CHATTERJEE  
SIGNATURE OF OWNERS



DEEPA CONSTRUCTION PVT. LTD.  
Signature of Developer

DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
28 NOV 2023

SIGNATURE OF DEVELOPER

38.00 WIDE K.M.C. ROAD

SECOND FLOOR PLAN



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

NAME RAMA CHATTERJEE

SIGNATURE Rama Chatterjee



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

NAME CHANDANA CHATTERJEE

SIGNATURE Chandana Chatterjee



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

NAME ANJANA CHATTERJEE

SIGNATURE Anjana Chatterjee



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
28 NOV 2023





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

Name.....RANJANA CHATTERJEE.....  
Signature.....Ranjana Chatterjee.....



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

Name.....JAYATI PAUL.....  
Signature.....Jayati Paul.....

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

PHOTO

Name.....  
Signature.....



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SOUTH 24 PGS., ALIPORE  
28 NOV 2023





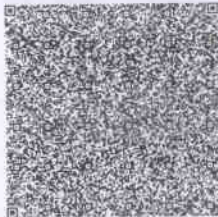
ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 0000/00904/16850

To  
রাহুল কুমার জা  
Rahul Kumar Jha  
S/o. RANVEER KUMAR  
SUNRISE JUNCTION, TOWER MANASI-5, 3RD FLOOR, FLAT NO. 3B  
KUMARHAT  
KRISHNAMOHAN HALT  
BARUIPUR  
Kumarhat  
South 24 Parganas West Bengal - 743387  
9903417229

Signature Not Verified  
Unique Identification  
Authority of India  
UIDAI



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5352 8174 1396**

VID : 9152 9156 8161 8084

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



রাহুল কুমার জা  
Rahul Kumar Jha  
জন্মতারিখ/DOB: 11/08/1997  
পুরুষ/ MALE

**5352 8174 1396**

VID : 9152 9156 8161 8084

আমার আধার, আমার পরিচয়



Government of India



তথ্য / INFORMATION

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India



ঠিকানা:  
স/ও. রণবীর কুমার, সানরাইস জংশন, টাওয়ার  
মানসি-৫, ৩ ফ্লোর, ফ্লাট-৩বি, কুমারহাট, কৃষ্ণমোহন হাট,  
বাকুইপুর, কোমারহাট, সাউথ ২৪ পারগ্যানাস,  
পশ্চিমবঙ্গ - ৭৪৩৩৮৭

Address:  
S/o. RANVEER KUMAR, SUNRISE JUNCTION,  
TOWER MANASI-5, 3RD FLOOR, FLAT NO.  
3B, KUMARHAT, KRISHNAMOHAN HALT,  
BARUIPUR, Kumarhat, South 24 Parganas,  
West Bengal - 743387



**5352 8174 1396**

VID : 9152 9156 8161 8084

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

*Rahul K Jha*

### Major Information of the Deed

Major Information of the Deed			
No :	I-1603-18182/2023	Date of Registration	28/11/2023
y No / Year	1603-2002887769/2023	Office where deed is registered	
y Date	24/11/2023 8:43:24 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
icant Name, Address her Details	Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status :Advocate		
isaction	Additional Transaction		
0] Sale, Development Agreement or Construction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
ement	Market Value		
Forth value	Rs. 86,05,980/-		
mpduty Paid(SD)	Registration Fee Paid		
10,070/- (Article:48(g))	Rs. 53/- (Article:E, E)		
marks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### and Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Suren  
agore Road, , Premises No: 24, , Ward No: 068 Pin Code : 700019









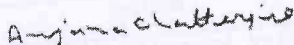
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 6 Chatak 39.24 Sq Ft		72,04,680/-	Property is on Road
Grand Total :				2.3587Dec	0/-	72,04,680/-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2076.84 Sq Ft.	0/-	14,01,300/-	Structure Type: Structure
Gr. Floor, Area of floor : 692.28 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 692.28 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 692.28 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2076.84 sq ft	0/-	14,01,300/-	



and Lord Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
<b>Mrs RAMA CHATTERJEE</b> Wife of Late ADIDEB CHATTERJEE Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office	 28/11/2023	 Captured LT 28/11/2023	 28/11/2023
24, Suren Tagore Road, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AKxxxxxx9B, Aadhaar No: 60xxxxxxxx7133, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office			
<b>Mrs CHANDANA CHATTERJEE, (Alias: Mrs CHANDANA MUKHERJEE)</b> Daughter of Late ADIDEB CHATTERJEE Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office	 28/11/2023	 Captured LT 28/11/2023	 28/11/2023
24, Suren Tagore Road, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AMxxxxxx0D, Aadhaar No: 55xxxxxxxx7136, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office			
<b>Mrs ANJANA CHATTERJEE</b> Daughter of Late ADIDEB CHATTERJEE Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office	 28/11/2023	 Captured LT 28/11/2023	 28/11/2023
24, Suren Tagore Road, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ANxxxxxx7B, Aadhaar No: 23xxxxxxxx8367, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office			

Name	Photo	Finger Print	Signature
<b>Mrs RANJANA CHATTERJEE</b> Daughter of Late ADIDEB CHATTERJEE Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office		 Captured	 28/11/2023
24, Suren Tagore Road, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ARxxxxxx5P, Aadhaar No: 61xxxxxxxx6944, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office			

#### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>DEEPAJ CONSTRUCTION PRIVATE LIMITED</b> 48/1A, Dr. Suresh Sarkar Road, City:- , P.O:- ENTALLY, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 , PAN No.: AAxxxxxx9P, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs JAYATI PAUL (Presentant)</b>            Wife of Mr MADHAB CHANDRA PAUL            Date of Execution - 28/11/2023, , Admitted by: Self, Date of Admission: 28/11/2023, Place of Admission of Execution: Office         </td> <td>  </td> <td>             Captured         </td> <td>             28/11/2023         </td> </tr> <tr> <td colspan="4">           48/1A, City:- , P.O:- ENTALLY, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx9B, Aadhaar No: 31xxxxxxxx1768 Status : Representative, Representative of : DEEPAJ CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mrs JAYATI PAUL (Presentant)</b> Wife of Mr MADHAB CHANDRA PAUL Date of Execution - 28/11/2023, , Admitted by: Self, Date of Admission: 28/11/2023, Place of Admission of Execution: Office		 Captured	 28/11/2023	48/1A, City:- , P.O:- ENTALLY, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx9B, Aadhaar No: 31xxxxxxxx1768 Status : Representative, Representative of : DEEPAJ CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)			
Name	Photo	Finger Print	Signature										
<b>Mrs JAYATI PAUL (Presentant)</b> Wife of Mr MADHAB CHANDRA PAUL Date of Execution - 28/11/2023, , Admitted by: Self, Date of Admission: 28/11/2023, Place of Admission of Execution: Office		 Captured	 28/11/2023										
48/1A, City:- , P.O:- ENTALLY, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx9B, Aadhaar No: 31xxxxxxxx1768 Status : Representative, Representative of : DEEPAJ CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)													

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr RAHUL KUMAR JHA</b> Son of RANVEER KUMAR SUNRISE JUNCTION, TOWER MANASI-5, 3RD FLOOR, KUMAR, Flat No: 3B, City:- , P.O:- BARUIPUR, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743387		 Captured	



	28/11/2023	28/11/2023	28/11/2023
r Of Mrs RAMA CHATTERJEE, Mrs CHANDANA CHATTERJEE, Mrs ANJANA CHATTERJEE, Mrs RANJANA ERJEE, Mrs JAYATI PAUL			

#### er of property for L1

From	To. with area (Name-Area)
Mrs RAMA CHATTERJEE	DEEPRAJ CONSTRUCTION PRIVATE LIMITED-0.589669 Dec
Mrs CHANDANA CHATTERJEE	DEEPRAJ CONSTRUCTION PRIVATE LIMITED-0.589669 Dec
Mrs ANJANA CHATTERJEE	DEEPRAJ CONSTRUCTION PRIVATE LIMITED-0.589669 Dec
Mrs RANJANA CHATTERJEE	DEEPRAJ CONSTRUCTION PRIVATE LIMITED-0.589669 Dec

#### er of property for S1

From	To. with area (Name-Area)
Mrs RAMA CHATTERJEE	DEEPRAJ CONSTRUCTION PRIVATE LIMITED-519.21000000 Sq Ft
Mrs CHANDANA CHATTERJEE	DEEPRAJ CONSTRUCTION PRIVATE LIMITED-519.21000000 Sq Ft
Mrs ANJANA CHATTERJEE	DEEPRAJ CONSTRUCTION PRIVATE LIMITED-519.21000000 Sq Ft
Mrs RANJANA CHATTERJEE	DEEPRAJ CONSTRUCTION PRIVATE LIMITED-519.21000000 Sq Ft

**Endorsement For Deed Number : I - 160318182 / 2023**

28-11-2023

**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 of Indian Stamp Act 1899.

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

Presented for registration at 11:38 hrs on 28-11-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs JAYATI PAUL .

**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 86,05,980/-

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

Execution is admitted on 28/11/2023 by 1. Mrs RAMA CHATTERJEE, Wife of Late ADIDEB CHATTERJEE, 24, Road: Suren Tagore Road, , P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others, 2. Mrs CHANDANA CHATTERJEE, Alias Mrs CHANDANA MUKHERJEE, Daughter of Late ADIDEB CHATTERJEE, 24, Road: Suren Tagore Road, , P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others, 3. Mrs ANJANA CHATTERJEE, Daughter of Late ADIDEB CHATTERJEE, 24, Road: Suren Tagore Road, , P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others, 4. Mrs RANJANA CHATTERJEE, Daughter of Late ADIDEB CHATTERJEE, 24, Road: Suren Tagore Road, , P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others

Indetified by Mr RAHUL KUMAR JHA, , , Son of RANVEER KUMAR, SUNRISE JUNCTION, TOWER MANASI-5, 3RD FLOOR, KUMAR, Flat No: 3B, P.O: BARUIPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Hindu, by profession Service

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

Execution is admitted on 28-11-2023 by Mrs JAYATI PAUL, DIRECTOR, DEEPAJ CONSTRUCTION PRIVATE LIMITED, 48/1A, Dr. Suresh Sarkar Road, City:- , P.O:- ENTALLY, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014

Indetified by Mr RAHUL KUMAR JHA, , , Son of RANVEER KUMAR, SUNRISE JUNCTION, TOWER MANASI-5, 3RD FLOOR, KUMAR, Flat No: 3B, P.O: BARUIPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/11/2023 12:55PM with Govt. Ref. No: 192023240295656308 on 25-11-2023, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 9165838859826 on 25-11-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 10,020/-

**Description of Stamp**

1. Stamp: Type: **Impressed**, Serial no 27191, Amount: Rs.50.00/-, Date of Purchase: 21/11/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/11/2023 12:55PM with Govt. Ref. No: 192023240295656308 on 25-11-2023, Amount Rs: 10,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 9165838859826 on 25-11-2023, 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 501469 to 501508  
being No 160318182 for the year 2023.**



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.11.29 18:38:03 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 29/11/2023  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.**