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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

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Additional District Sub-Registrar  
Cherpoke, Durgam Chauri, Al-Farooq, Kolkata

23 SEP 2022

**THIS DEVELOPMENT AGREEMENT**

Made this the 23rd day of September, 2022

[Two Thousand Twenty Two]

BETWEEN

**[1A] SRIMATI KAKALI CHATTERJEE [PAN BPBPC7690K] [AADHAAR 4167 4157 4393]**, wife of Sri Arup Chatterjee and daughter of Late Bholanath Banerjee, residing at AB-8/29, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, **[1B] SRIMATI PIYALI PAUL [PAN AMBPP 4204A] [AADHAAR 6116 5605 5053]**, wife of Sri Swapan Paul and daughter of Late Bholanath Banerjee, residing at C/1, Mahamaya Pally, Raghunathpur, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal and **[2] SRIMATI SHYAMALI MUKHERJEE [PAN CZRPM4613B] [AADHAAR 9974 1645 5162]**, wife of Sri Indrajit Mukherjee and daughter of Sri Kashinath Banerjee, residing at Tapoban Apartment, 37, Baguiati 3rd Lane, Post Office & Police Station - DumDum, District North 24-Parganas, PIN - 700 028, State - West Bengal, all by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at hereinafter referred to and called as the **"LANDOWNERS"** [which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include their respective heirs, executors, legal representatives, trustees administrators, and assigns] of the **ONE PART**;

**AND**

**SREE GOPAL CONSTRUCTION**, a Partnership Firm, having its Office at 63, Baguiati Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners and Authorized Signatory** namely **SRI AVISHEK SAHA [PAN AZSPS7282B] [AADHAAR 2549 0595 7409]**, son of Sri Debdas Saha, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Kamini Kutir, 48 [old] 27 [New], Baguiati Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, West Bengal, hereinafter referred to and called as the **"DEVELOPER"** [which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its partners and executors, administrators, legal representatives and assigns] of the **OTHER PART**;

**AND WHEREAS:**

- A. That, by a **Mourashi Mokrari Paatah [Deed of Transfer]** dated the **21st** day of **February, 1952** corresponding to **8th** day of **Falgun, 1358 B. S. [1] SRI BIRENDRA NATH CHATTOPADHYAY**, son of Sri Radha Charan Chattopadhyay and **[2] SRI BIJOY NARAYAN GHOSH**, son of Sri Charu Kumar Ghosh, therein referred to and called as the **Transferors** of the **One Part** jointly transferred, assigned and assured **ALL THAT** piece and parcel of a plot of land measuring about **6 [six] Cottahs 3 [three] Chittacks 0 [zero] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 appertaining to C. S. Khatian No. 701, within the local limits of the **South DumDum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District 24-Parganas, unto and in favour of one **SRIMATI AMIYA BALA DEVI**, wife of Sri Umanath Bandyopadhyay, therein referred

to and called as the **Transferee** of the **One Part** which was duly registered with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 9, Pages from 241 to 245, **Being No. 828** for the year **1952** and thus handed over the peaceful vacant physical possession of the aforesaid property absolutely and forever;

- B. That, by virtue of aforesaid Deed, said **SRIMATI AMIYA BALA DEVI**, wife of Sri Umanath Bandyopadhyay, became the sole and absolute owner of the aforesaid property and thus mutated her name with the Offices of the concerned competent authorities and used to pay proper tax and other outgoings against her name regularly and punctually and enjoying the aforesaid property without any interruptions and/or hindrances from any corner;
- C. That, during the course of enjoyment, by a **Deed of Settlement** dated the **21st** day of **December, 1988** corresponding to **5th** day of **Agrahayan, 1395 B. S.** said **SRIMATI AMIYA BALA DEVI**, wife of Late Umanath Bandyopadhyay, therein referred to and called as the **Settlor** of the **One Part** settled and bequeathed **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "B"** measuring about **1 [one] Cottah 4 [four] Chittacks 23 [twenty three] Square Feet** more or less **TOGETHER WITH** a R T S standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag Nos. 7327 and 7337** appertaining to C. S. Khatian No. 701 corresponding to **R. S. Khatian No. 1235**, within the local limits of the **South DumDum Municipality**, being **Municipal Holding No. 28, Baguiati Road**, being **Premises No. 32, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, towards **one of her sons** namely **SRI BHOLANATH BANERJEE** alias **SRI BHOLANATH BANNDYOPADHYAY**, son of Late Umanath Banerjee alias Late Umanath Bandyopadhyay, therein referred to and called as the **Settlee** of the **Other Part** which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 115, Pages from 403 to 412, **Being No. 5602** for the year **1988** and thus handed over the peaceful vacant physical possession of the aforesaid property absolutely and forever;
- D. That, during the course of enjoyment, said **AMIYA BALA DEVI** alias **AMIYA BALA BANERJEE** died intestate on **22nd** day of **January, 1989** and leaving behind her son said **SRI BHOLANATH BANERJEE** alias **SRI BHOLANATH BANNDYOPADHYAY**, son of Late Umanath Banerjee alias Late Umanath Bandyopadhyay along with her other children as the only legal heirs, successors and representatives towards the estate of deceased said **AMIYA BALA DEVI** alias **AMIYA BALA BANERJEE**, by virtue of law of inheritance as per Hindu Succession Act, 1956, as amended up-to-date;
- E. That, after the demise of said **AMIYA BALA DEVI** alias **AMIYA BALA BANERJEE**, by virtue of law of inheritance and as according to the terms and condition of aforesaid **Deed of Settlement** dated the **21st** day of

**December, 1988** said **SRI BHOLANATH BANERJEE** alias **SRI BHOLANATH BANNDYOPADHYAY**, son of Late Umanath Banerjee alias Late Umanath Bandyopadhyay, became the sole and absolute owner of aforesaid Property and thus mutated his name with the Offices of the concerned competent authorities and used to pay proper tax and other outgoings against his name regularly and punctually and enjoying the aforesaid property without any interruptions and/or hindrances from any corner;

- F. That, by virtue of law of inheritance, aforesaid Deed of Settlement and mutation as well said **SRI BHOLANATH BANERJEE** alias **SRI BHOLANATH BANNDYOPADHYAY**, son of Late Umanath Banerjee alias Late Umanath Bandyopadhyay, became the sole and absolute owner of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "A"** measuring about **1 [one] Cottah 5 [five] Chittacks 23 [twenty three] Square Feet** more or less **TOGETHER WITH** a **Roof Tile Shed** measuring about **200 [two hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag Nos. 7327 and 7337** corresponding to **L. R. Dag Nos. 7343 and 7353** appertaining to C. S. Khatian No. 701 corresponding to **R. S. Khatian No. 1235** corresponding to **L. R. Khatian No. 520** [in the name of **AMIYA BALA DEVI**], within the local limits of **Ward No. 26, Circle No. 6** of the **South Dum Dum Municipality**, being **Premises No. 32, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**;
- G. That, during the course of enjoyment **BHOLANATH BANERJEE** alias **BHOLANATH BANNDYOPADHYAY** died intestate on **20th** day of **December, 2020** and his wife namely **TRIPTI BANERJEE** died intestate before his death on **11th** day of **January, 2007** leaving behind him, **his 2 [two] daughters** namely **[1] SRIMATI KAKALI CHATTERJEE**, wife of Sri Arup Chatterjee and **[2] SRIMATI PIYALI PAUL**, wife of Sri Swapan Paul, as the only legal heiresses, successors and representatives towards the estate of deceased **BHOLANATH BANERJEE** alias **BHOLANATH BANNDYOPADHYAY**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
- H. That, by virtue of law of inheritance, said **[1] SRIMATI KAKALI CHATTERJEE**, wife of Sri Arup Chatterjee and daughter of Late Bholanath Banerjee and **[2] SRIMATI PIYALI PAUL**, wife of Sri Swapan Paul and daughter of Late Bholanath Banerjee, the Landowners No. 1A and 1B became the absolute joint owners of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "A"** measuring about **1 [one] Cottah 5 [five] Chittacks 23 [twenty three] Square Feet** more or less **TOGETHER WITH** a **Roof Tile Shed** measuring about **200 [two hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag Nos. 7327 and 7337**

corresponding to **L. R. Dag Nos. 7343 and 7353** appertaining to C. S. Khatian No. 701 corresponding to **R. S. Khatian No. 1235** corresponding to **L. R. Khatian No. 520** [in the name of **AMIYA BALA DEVI**], within the local limits of **Ward No. 26, Circle No. 6** of the **South Dum Dum Municipality**, being **Premises No. 32, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, referred to and called as the **Premises No. "A"**;

**AND WHEREAS:**

- A. That, during the course of enjoyment, by a **Deed of Settlement** dated the **21st day of November, 1988** corresponding to **5th day of Agrahayan, 1395 B. S.** said **SRIMATI AMIYA BALA DEVI**, wife of Late Umanath Bandyopadhyay, therein referred to and called as the **Settlor** of the One Part settled and bequeathed **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "B"** measuring about **1 [one] Cottah 4 [four] Chittacks 23 [twenty three] Square Feet** more or less **TOGETHER WITH** a R T S standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag Nos. 7327 and 7337** appertaining to C. S. Khatian No. 701 corresponding to **R. S. Khatian No. 1235**, within the local limits of the **South DumDum Municipality**, being **Municipal Holding No. 28, Baguiati Road**, being **Premises No. 32, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, towards **one of her sons** namely **SRI KASHINATH BANNDYOPADHYAY**, son of Late Umanath Bandyopadhyay, therein referred to and called as the **Settlee** of the **Other Part** which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 112, Pages from 393 to 402, **Being No. 5601** for the year **1988** and thus handed over the peaceful vacant physical possession of the aforesaid property absolutely and forever;
- B. That, during the course of enjoyment, said **AMIYA BALA DEVI** alias **AMIYA BALA BANERJEE** died intestate on **22nd day of January, 1989** and leaving behind her son said **SRI KASHINATH BANERJEE** alias **SRI KASHINATH BANNDYOPADHYAY**, son of Late Umanath Banerjee alias Late Umanath Bandyopadhyay along with her other children as the only legal heirs, successors and representatives towards the estate of deceased said **AMIYA BALA DEVI** alias **AMIYA BALA BANERJEE**, by virtue of law of inheritance as per Hindu Succession Act, 1956, as amended up-to-date;
- C. That, after the demise of said **AMIYA BALA DEVI** alias **AMIYA BALA BANERJEE**, by virtue of law of inheritance and as according to the terms and condition of aforesaid **Deed of Settlement** dated the **21st day of November, 1988** said **SRI KASHINATH BANERJEE** alias **SRI KASHINATH BANNDYOPADHYAY**, son of Late Umanath Banerjee alias

Late Umanath Bandyopadhyay, became the sole and absolute owner of aforesaid Property and thus mutated his name with the Offices of the concerned competent authorities and used to pay proper tax and other outgoings against his name regularly and punctually and enjoying the aforesaid property without any interruptions and/or hindrances from any corner;

- D. That, by virtue of law of inheritance, aforesaid Deed of Settlement and mutation as well said **SRI KASHINATH BANERJEE** alias **SRI KASHINATH BANNDYOPADHYAY**, son of Late Umanath Banerjee alias Late Umanath Bandyopadhyay, became the sole and absolute owner of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "B"** measuring about **1 [one] Cottah 4 [four] Chittacks 23 [twenty three] Square Feet** more or less **TOGETHER WITH** a **Roof Tile Shed** measuring about **200 [two hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag Nos. 7327 and 7337** corresponding to **L. R. Dag Nos. 7343 and 7353** appertaining to C. S. Khatian No. 701 corresponding to **R. S. Khatian No. 1235** corresponding to **L. R. Khatian No. 520** [in the name of **AMIYA BALA DEVI**], within the local limits of **Ward No. 26** of the **South DumDum Municipality**, being **Municipal Holding No. 28 [old] 69 [new]**, **Locality/Street: Baguiati Road**, being **Premises No. 32, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**;
- E. That, during the course of enjoyment out of love and affection by a **Deed of Gift** dated the **25th day of July, 2022**, said **SRI KASHINATH BANERJEE** alias **SRI KASHINATH BANNDYOPADHYAY**, son of Late Umanath Banerjee alias Late Umanath Bandyopadhyay, therein referred to and called as the **Donor** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "B"** measuring about **1 [one] Cottah 4 [four] Chittacks 23 [twenty three] Square Feet** more or less **TOGETHER WITH** a **Roof Tile Shed** measuring about **200 [two hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag Nos. 7327 and 7337** corresponding to **L. R. Dag Nos. 7343 and 7353** appertaining to C. S. Khatian No. 701 corresponding to **R. S. Khatian No. 1235** corresponding to **L. R. Khatian No. 520** [in the name of **AMIYA BALA DEVI**], within the local limits of **Ward No. 26** of the **South DumDum Municipality**, being **Municipal Holding No. 28 [old] 69 [new]**, **Locality/Street: Baguiati Road**, being **Premises No. 32, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, towards **his only own daughter** namely **SRIMATI SHYAMALI MUKHERJEE**, wife of Sri Indrajit Mukherjee and daughter of Sri Kashinath Banerjee, therein referred to and called as the **Donee**

Late Umanath Bandyopadhyay, became the sole and absolute owner of aforesaid Property and thus mutated his name with the Offices of the concerned competent authorities and used to pay proper tax and other outgoings against his name regularly and punctually and enjoying the aforesaid property without any interruptions and/or hindrances from any corner;

- D. That, by virtue of law of inheritance, aforesaid Deed of Settlement and mutation as well said **SRI KASHINATH BANERJEE** alias **SRI KASHINATH BANNDYOPADHYAY**, son of Late Umanath Banerjee alias Late Umanath Bandyopadhyay, became the sole and absolute owner of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "B"** measuring about **1 [one] Cottah 4 [four] Chittacks 23 [twenty three] Square Feet** more or less **TOGETHER WITH** a **Roof Tile Shed** measuring about **200 [two hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag Nos. 7327 and 7337** corresponding to **L. R. Dag Nos. 7343 and 7353** appertaining to C. S. Khatian No. 701 corresponding to **R. S. Khatian No. 1235** corresponding to **L. R. Khatian No. 520** [in the name of **AMIYA BALA DEVI**], within the local limits of **Ward No. 26** of the **South DumDum Municipality**, being **Municipal Holding No. 28 [old] 69 [new]**, **Locality/Street: Baguiati Road**, being **Premises No. 32, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**;
- E. That, during the course of enjoyment out of love and affection by a **Deed of Gift** dated the **25th** day of **July, 2022**, said **SRI KASHINATH BANERJEE** alias **SRI KASHINATH BANNDYOPADHYAY**, son of Late Umanath Banerjee alias Late Umanath Bandyopadhyay, therein referred to and called as the **Donor** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "B"** measuring about **1 [one] Cottah 4 [four] Chittacks 23 [twenty three] Square Feet** more or less **TOGETHER WITH** a **Roof Tile Shed** measuring about **200 [two hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag Nos. 7327 and 7337** corresponding to **L. R. Dag Nos. 7343 and 7353** appertaining to C. S. Khatian No. 701 corresponding to **R. S. Khatian No. 1235** corresponding to **L. R. Khatian No. 520** [in the name of **AMIYA BALA DEVI**], within the local limits of **Ward No. 26** of the **South DumDum Municipality**, being **Municipal Holding No. 28 [old] 69 [new]**, **Locality/Street: Baguiati Road**, being **Premises No. 32, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, towards his only own daughter namely **SRIMATI SHYAMALI MUKHERJEE**, wife of Sri Indrajit Mukherjee and daughter of Sri Kashinath Banerjee, therein referred to and called as the **Donee**

herein, which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 1506-2022, Pages from 365858 to 365876, **Being No. 150609606** for the year **2022** and thus handed over the vacant and peaceful possession of the aforesaid property absolutely and forever;

- F. That, by virtue of aforesaid Deed of Gift, said **SRIMATI SHYAMALI MUKHERJEE**, wife of Sri Indrajit Mukherjee and daughter of Sri Kashinath Banerjee, the Landowner No. 2 herein became the sole and absolute owner of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "B"** measuring about **1 [one] Cottah 4 [four] Chittacks 23 [twenty three] Square Feet** more or less **TOGETHER WITH** a **Roof Tile Shed** measuring about **200 [two hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag Nos. 7327 and 7337** corresponding to **L. R. Dag Nos. 7343 and 7353** appertaining to C. S. Khatian No. 701 corresponding to **R. S. Khatian No. 1235** corresponding to **L. R. Khatian No. 520** [in the name of **AMIYA BALA DEVI**], within the local limits of **Ward No. 26** of the **South DumDum Municipality**, being **Municipal Holding No. 28 [old] 69 [new]**, **Locality/Street: Baguiati Road**, being **Premises No. 32, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028**, **State - West Bengal**, referred to and called as the **Premises No. "B"**;

**AND WHEREAS** during the course of enjoyment said [1] **SRIMATI KAKALI CHATTERJEE**, wife of Sri Arup Chatterjee and daughter of Late Bholanath Banerjee and [2] **SRIMATI PIYALI PAUL**, wife of Sri Swapan Paul and daughter of Late Bholanath Banerjee along with said **SRIMATI SHYAMALI MUKHERJEE**, wife of Sri Indrajit Mukherjee and daughter of Sri Kashinath Banerjee, the Landowners herein intend to develop their respective properties by way of erection of new multi-storied building thereon and to that effect by a **Deed of Amalgamation** dated the \_\_\_\_\_ day of **September, 2022** said [1] **SRIMATI KAKALI CHATTERJEE**, wife of Sri Arup Chatterjee and daughter of Late Bholanath Banerjee and [2] **SRIMATI PIYALI PAUL**, wife of Sri Swapan Paul and daughter of Late Bholanath Banerjee, therein referred to and called as the **Parties of the One Part** and said **SRIMATI SHYAMALI MUKHERJEE**, wife of Sri Indrajit Mukherjee and daughter of Sri Kashinath Banerjee, therein referred to and called as the **Party of the Other Part** which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 1506-2022, Pages from \_\_\_\_\_ to \_\_\_\_\_, **Being No. 1506**\_\_\_\_\_ for the year **2022** amalgamated their respective properties into a single property i.e. **ALL THAT** piece and parcel of a plot of and identified as **Scheme Plot Nos. "A" and "B"** measuring about **2 [two] Cottahs 10 [ten] Chittacks 1 [one] Square Feet** more or less **TOGETHER WITH 2 [two] separate Roof Tile Shed**, each measuring about **200 [two hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag Nos. 7327 and**



7337 corresponding to **L. R. Dag Nos. 7343** [land land classified as **BASTU** measuring about **1 (one) Cottah 5 (five) Chittacks 0.5 [zero point five] Square Feet** more or less] and **7353** [land land classified as **DANGA** measuring about **1 (one) Cottah 5 (five) Chittacks 0.5 [zero point five] Square Feet** more or less] appertaining to C. S. Khatian No. 701 corresponding to **R. S. Khatian No. 1235** corresponding to **L. R. Khatian No. 520** [in the name of **AMIYA BALA DEVI**], within the local limits of **Ward No. 26** of the **South DumDum Municipality**, being **Municipal Holding No. 28 [old] 68 and 69 [new]**, **Locality/Street: Baguiati Road**, being **Premises No. 32, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, hereinafter referred to and called as the "**SAID PREMISES**" which is more fully and particularly mentioned in the **First Schedule** written hereunder;

**AND WHEREAS:**

- A. The terms in these presents shall unless they be contrary or repugnant to the context, mean and include the following :-
1. **ADVOCATE** shall mean SUPROTIM SAHA, Advocate having office at "MONOLATA", BA-12/2B, Baguiati, Post Office Deshbandhu Nagar, under Police Station - Baguiati, District North 24 Parganas, PIN - 700 059 or any person or firm appointed or nominated by the Developer as Advocates for the supervision of the legal affairs of the premises hereinafter defined.
  2. **ARCHITECT** shall mean and include any person or firm to be appointed or nominated by the Developer with the consent of Architect for the supervision of the construction of the Building hereinafter defined;
  3. **ASSOCIATION** shall mean any Association, Syndicate Committee, Limited, Limited company or Registered Society that may be formed together with all the existing Purchasers of the flat or nominated by the Landowners for the common purposes having such rules and regulations and restrictions as be deemed proper and necessary by the Landowners and the intending Purchasers but not inconsistent with the provisions and covenants herein contained.
  4. **THE SAID BUILDING** shall mean and include the said Ground + 4 [four] storied R.C.C. frame structure Building containing numbers of residential flats on the upper floors and flats, commercial and car parking spaces on the ground floor on the said premises according to the drawn up plans and specification signed by the Landowners or such other modifications as may be agreed by and between the Landowners and the Developer and simultaneously sanctioned by the competent authority and in conformity with the said details of construction specifically written in the Fifth Schedule hereunder subject to the terms and conditions hereinafter stated;

5. **BUILDING PLAN** shall mean and include the drawings, plans and specification of the said building to be approved by the Landowners and sanctioned by the South DumDum Municipality with any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval of the Landowners and sanctioned by the competent authority or other authority;
6. **COMMON AREAS, FACILITIES AND COMMON AMENITIES** shall mean and include corridors, hallways, stairways passage ways, drive ways, space for installation of Submersible pump and motor, space for installation of electric meter, over head water reservoir, roof, lift, lift well, lift machine & accessories, open space around the building and other facilities and amenities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building;
7. **LANDOWNERS** shall mean and include **[1A] SRIMATI KAKALI CHATTERJEE**, wife of Sri Arup Chatterjee and daughter of Late Bholanath Banerjee, residing at AB-8/29, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, **[1B] SRIMATI PIYALI PAUL**, wife of Sri Swapan Paul and daughter of Late Bholanath Banerjee, residing at C/1, Mahamaya Pally, Raghunathpur, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal and **[2] SRIMATI SHYAMALI MUKHERJEE**, wife of Sri Indrajit Mukherjee and daughter of Sri Kashinath Banerjee, residing at Tapoban Apartment, 37, Baguiati 3rd Lane, Post Office & Police Station - DumDum, District North 24-Parganas, PIN - 700 028, State - West Bengal, all by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, and their heirs, executors, trustees, legal representatives, administrators and queries and correspondence to the Landowners shall be addressed to the present address of the Landowners;
8. **DEVELOPER** shall mean and include **SREE GOPAL CONSTRUCTION**, a Partnership Firm, having its Office at 63, Baguiati Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners** and **Authorized Signatory** namely **SRI SRI AVISHEK SAHA [PAN AZSPS7282B] [AADHAAR 2549 0595 7409]**, son of Sri Debdas Saha, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Kamini Kutir, 48 [old] 27 [New], Baguiati Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, West Bengal and its heirs, executors, administrators, legal representatives and assigns;
9. **LANDOWNERS' ALLOCATION** shall mean and include the area constructed in the building which is to be allotted to the Landowners as Landowners' allocation more particularly mentioned hereunder and in accordance with the terms and conditions of these presents including the

proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowners, specifically and particularly set out in the SECOND SCHEDULE hereunder written;

10. **DEVELOPER'S ALLOCATION** shall mean and include the remaining portions more particularly mentioned hereunder of the constructed area in the building to be constructed on the said premises after allocation to the Landowners, including proportionate share of land and the common facilities and amenities attributable to the constructed area to remain with the Developer, specifically and particularly set out in the THIRD SCHEDULE written hereunder;
11. **PREMISES** shall mean and include **ALL THAT** piece and parcel of a plot of and identified as **Scheme Plot Nos. "A" and "B"** measuring about **2 [two] Cottahs 10 [ten] Chittacks 1 [one] Square Feet** more or less **TOGETHER WITH 2 [two] separate Roof Tile Shed, each** measuring about **200 [two hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag Nos. 7327 and 7337** corresponding to **L. R. Dag Nos. 7343** [land land classified as **BASTU** measuring about **1 (one) Cottah 5 (five) Chittacks 0.5 [zero point five] Square Feet** more or less] and **7353** [land land classified as **DANGA** measuring about **1 (one) Cottah 5 (five) Chittacks 0.5 [zero point five] Square Feet** more or less] appertaining to C. S. Khatian No. 701 corresponding to **R. S. Khatian No. 1235** corresponding to **L. R. Khatian No. 520** [in the name of **AMIYA BALA DEVI**], within the local limits of **Ward No. 26** of the **South DumDum Municipality**, being **Municipal Holding No. 28 [old] 69** and \_\_\_\_\_ [new], **Locality/Street: Baguiati Road**, being **Premises No. 32, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, which is specifically and particularly mentioned and described in the **FIRST SCHEDULE** written hereunder.
12. **SALEABLE SPACE** shall mean and include the space in the building available for independent use and occupations after making due provisions for common facilities and the space required there for.
13. **COMMON EXPENSES** shall mean and include all expenses to be incurred according to proportionate area by Landowners, Developer and the unit owners for the management and maintenance after completion of the said building and the Premises;
14. **LAND** shall mean the land comprised within the local limits of **Ward No. 26** of the **South DumDum Municipality**, being **Municipal Holding No. 28 [old] 69** and **68 [new]**, **Locality/Street: Baguiati Road**, being **Premises No. 32, Baguiati Road**, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**;

15. **PLANS** shall mean the plans of the said Building to be sanctioned and approved by the South DumDum Municipality and shall also, wherever the context permits, including such plans, drawings, designs, elevations and specification and specifications as are prepared by the Architect, including variations/ modifications therein as may be agreed by and between the Landowners and the Developer mutually.
16. **PROJECT** shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the Development of the premises be completed and possession of the completed units in habitable condition is taken over by the unit owners;
17. **PROPORTIONATE** shall mean with all its cognate variations shall mean such ratio the super built up area of all the units in the said building;
18. **COVERED AREA** shall means covered area of the flat together with proportionate area of the lift well, stair and stair case, landings and lobbies;
19. **SUPER BUILT UP AREA** shall mean and include the area which will be certified by the architect of the Developer as stated earlier and the said super built up area will be calculated as covered area plus 25% of the covered area;
20. **UNIT** shall mean the flat and/or other covered area in the said building, which is capable of being exclusively owned, used and/or enjoyed by any Unit owners and which will not be treated as common area, facility and common amenity;
21. **UNIT OWNERS** shall mean any person or persons or body or association or firm or company who acquires, holds, enjoys and/or owns any unit in the said building and shall include the Landowners and Developer of the project held by them, from time to time;

Note:

- a. Masculine Gender shall include the Feminine and neuter Gender and vice-versa;
  - b. Singular shall include the Plural and vice-versa;
- B. The Landowners have represented to the Developer as follows:
1. The Landowners are the absolute owners of the said premises more particularly described in the FIRST SCHEDULE hereto, free from all encumbrances whatsoever;
  2. The entirety of the premises is in the khas possession of the Landowners and no other person or persons other than the Landowners have any right

- title and interest, occupancy, easement or otherwise on the premises or any part thereof;
3. There are no suits and/or proceedings and/or litigation pending in respect of the Premises or any part thereof;
  4. No person or persons other than the Landowners have any right, title and interest of any nature whatsoever, in the premises or any part thereof;
  5. The right title and interest of the Landowners in the Premises are fully free from all sorts of encumbrances whatsoever and the Landowners have good and marketable title thereto;
  6. There are no thika tenants in the Premises in question and the Landowners herein have not yet received any notice of any such claim or proceeding;
  7. No part of the Premises has been or is liable to be acquired under the Urban Land [Ceiling and Regulation] Act, 1976 and/or under any other law and no proceedings are pending in respect thereof;
  8. The Premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Landowners herein;
  9. Neither the Premises nor any part thereof has been attached and/or is liable to be attached any decree or order of any court of law or due to Income Tax, revenue or any other Public Demand whatsoever;
  10. The Landowners have not yet any way dealt with the premises whereby the right title and interest of the Landowners as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;
  11. If required under the law, the Landowners shall put their signature for obtain Income Tax Certificate and/or any permission for the completion of the transfer of the Developer's allocated portions to the Developer and/or its nominee and/or otherwise in fulfilling their other obligations hereunder written;
  12. The Landowners are fully and sufficiently entitled to enter into this agreement;
- C. The representations of the Landowners mentioned hereinabove are hereafter collectively called "THE SAID REPRESENTATIONS" and the Landowners confirm that the said representations are true and correct as per their knowledge and belief;
- D. The Developer assures, represents, and confirms as follows :

- a) The Developer has vast experience, sufficient infra structure, sufficient money and enough competent to apply and obtain revised plan sanctioned and also competent to complete the building in terms of this agreement within the stipulated period mentioned hereunder.
  - b) The Developer has approved and is fully satisfied with regard to the Landowners' title of the said premises and the Developer has caused prior to execution of this agreement all necessary searches independently at their own costs with regard to the marketability of the title of the said premises and is satisfied with the same.
  - c) The Developer shall at its own costs and expenses obtained plan sanctioned and also complete the building at their own costs and expenses within the stipulated period in terms of this agreement.
  - d) In case there is any damage to the building or unforeseen situation happens to any workmen, laborers in course of construction, the Developer will be personally liable for the same and shall indemnify the Landowners from all costs, consequences and damages.
  - e) The Developer shall at its own costs and expenses apply and obtain all necessary permission certificates from all appropriate authority or authorities as may be required for the purposes of completion of the said building in the said premises.
  - f) The Landowners will not be liable for any acts, deeds and things on the part of the Developer.
- E. The Landowners relying on the representations and assurances made by the Developer herein, agreed to appoint the Developer as the Developer for development of the said premises and the Developer on the basis of the representations and assurances made by the Landowners and relying upon the said representation, have agreed to develop the said premises, to complete the project within the stipulated period on the terms and conditions mentioned hereunder.

**NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AND DECLARED** in the presence of the following **WITNESSES:-**

1. This agreement shall be deemed to have been commenced on and from the date of execution of this agreement.
2. The Landowners have appointed the Developer as the Developer for development of the said premises and the Developer have accepted such appointment on the terms and conditions hereunder contained;
3. The development of the Premises will be in the following manner;

- a) The Landowners shall deliver vacant and peaceful possession of the Premises to the Developer within 15 [fifteen] days from the date of sanction of the plan;
- b) Simultaneously at the time of execution of this agreement, the Landowners shall hand over all original documents relating to the aforesaid Premises to the Developer and the Developer shall keep the original documents under its custody and control and shall not part with and/or deal with the same subject to the terms and conditions mentioned in this agreement and shall produce the same to the Landowners or their authorized representatives as and when required by the Landowners in accordance with law. PROVIDED FURTHER this will not prevent the Landowners to deal with the said title deed only in respect of Landowners' allocation.
- c) After obtaining vacant and peaceful possession of the premises, the Developer shall be entitled to enter upon the premises and do all works for the construction of the said building thereon at their own costs, risks and expenses and supervision;
- d) The Developer shall at its own costs and expenses cause the said Building Plans to be prepared and submitted to the Municipality for necessary sanction SUBJECT TO the Landowners paying all outstanding rates and taxes, till the date;
- e) Upon obtaining revised or sanction of the Plans of the said building from the South DumDum Municipality and/or any other Competent Authority as well as the local authority, the Developer shall notify the Landowners about the same within fifteen days from the day of getting the sanctioned plan;
- f) The Developer shall hold and remain in possession of the Premises and it shall always be deemed that the Developer is in possession of the entirety of the Premises in part performance of this Agreement during the subsistence hereof;
- g) The Developer shall within 24 [twenty four] months from the date of procurement of peaceful vacant possession of land by the landowners to the Developer shall complete the construction of the building in all respect in terms of this agreement and shall deliver vacant and peaceful possession of the Landowners' allocation in habitable condition as per the particulars mentioned in the SECOND SCHEDULE hereunder written and on and from the date of obtaining possession of the Landowners' allocation, the Landowners shall pay all outgoings in terms of this agreement.
- h) The said building shall be for residential cum commercial purpose or such other purpose as may be mutually decided by the parties hereto;

4. If the Developer fails or neglect to complete the building in accordance with the sanctioned plan within the stipulated period as mentioned in clause 3 [g] herein above due to force majeure i.e. riot, strike, earth quake, then in such event the Landowners will extend a period of six months further. PROVIDED FURTHER if the Developer fails or neglects or is not in a position to complete the building and hand over vacant and peaceful possession of the Landowners' allocation completed in all respect to the Landowners.
5. Within one month from the date of execution of this agreement, the Developer shall forward Requisition on title to the Landowners and the Landowners shall reply to all requisitions made by the Advocate of the Developer and shall produce original documents in support to such answers to establish the title of the premises.
6. The Landowners shall give such other consent, sign such papers, documents, deeds and undertakings as may be required in accordance with law and render such co-operation, as be required by the Developer for smooth running of the construct and completion of the said building, i.e. the Project;
7. In connection with the aforesaid, it is agreed and clarified as follows:-
  - a) The Developer shall cause such internal changes to be made in the plans as the Architects may approve and/or as shall be required by the concerned authorities, from time to time PROVIDED HOWEVER no such changes shall be made without the approval of the Landowners herein after the Plan is being sanctioned by the concerned authorities;
  - b) In case it be required to pay any outstanding dues to the Municipality or any other out goings and liabilities in respect of the Premises including the cost and expenses regarding the mutation of the name of the Landowners, then The Landowners herein, shall pay such dues and bear the cost and thereof till the date of hand over the physical vacant possession to the Developer and the Developer shall pay the Municipal rates and taxes and electricity bills from the day of getting physical vacant possession of the Premises;
  - c) The Developer shall be at liberty to do all works as be required for the project and to utilize the existing water, electricity and telephone connections if any, in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the project and the Landowners herein shall sign and execute all papers and documents necessary there for;
  - d) The Developer shall be at liberty to utilize the debris of the existing structure in the premises and/or the proceeds thereof for the construction of the said building;



- e) All costs, charges and expenses for sanction of the plans and construction of the said building and/or development of the premises, save otherwise mentioned herein, shall be borne and paid by the Developer, exclusively;
8. The Landowners herein shall be eligible to get 1 [one] Shop Room on the South - East side of Ground Floor measuring about 180 [one hundred eighty] Square Feet Built-up Area more or less and 1 [one] Shop Room on the North - East side of Ground Floor measuring about 180 [one hundred eighty] Square Feet Built-up Area more or less, 2 [two] Covered Garage on the Northern side of Ground Floor each measuring about 150 [one hundred fifty] Square Feet Built-up Area more or less, Entire First Floor consisting of 2 [two] self contained separate Flats and one three BHK self contained residential flat on the [North-East-west side] side i.e. Front side of Second floor and one three BHK self contained residential flat on the on the [North-East-west side] side i.e. Front side of fourth floor of the proposed G + 4 storied building in habitable condition, as Landowners' Allocation more particularly described in the Second Schedule hereunder written TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.

Further more the Developer shall pay a sum of Rs. 10,00,000/- [Rupees ten lac] only to the Landowners as forfeited and/or non-refundable consideration in the manner appearing hereunder:

- ❖ Rs. 3,00,000/- [Rupees three lac] only paid on the day of signing of Development Agreement;
- ❖ Rs. 2,50,000/- [Rupees two lac fifty thousand] only will be paid after getting sanction plan;
- ❖ Rs. 4,50,000/- [Rupees four lac fifty thousand] only shall be paid within sixteen months from the day of getting sanction plan;

That, if the Developer manages to construct additional floor upon the proposed Ground + 4 [four] storied Building as per Plan to be sanctioned by the South DumDum Municipality, in that event the Landowners herein shall be entitled to get 25% of the constructed area of fifth floor as additional allocation for additional floor upon the proposed Ground + 4 [four] storied Building which may be converted into cash consideration as settled between the Developer and Landowners on the basis of Super Built-up Area;

9. The Developer shall be entitled to get remaining portion of the proposed multi-storied building after providing the Landowners' allocation to the Landowners as stated in the Second Schedule written hereinabove is to be allotted to the Developer as Developer's allocation more particularly described in the Third Schedule hereunder written TOGETHER WITH

impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.

10. The Landowners' allocated area shall be constructed by the Developer for and on behalf of the Landowners and/or their nominee or nominees. The rest of the said building shall be constructed by the Developer for and on behalf of itself and/or nominees;
11. The Landowners and the Developer shall be entitled absolutely to their respective allocated areas and shall be at liberty to deal therewith in any manner they deem fit and proper including delivering possession to any third party SUBJECT TO HOWEVER the general restrictions for mutual advantage inherent in the ownership unit schemes. They will also be at liberty to enter into agreements for sale of their respective allocated areas as specifically stated in the THIRD and FOURTH SCHEDULE written hereunder SAVE THAT the Landowners shall adopt the same covenants as the Developer may adopt in its agreement with the unit owners of the Developer's allocated area, at least insofar as the same relates to common areas, facilities, amenities, expenses and other matters of common interest. The form of such agreement to be drafted and finalized by the respective advocates for the parties, utilized by the Parties shall be such as be drawn by the Advocate of the Developer;
12. That the Landowners shall be entitled to all monies that be received from the Unit Owners of the Landowners' respective allocated areas, whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the Developer shall be entitled to all such monies receivable in respect of the Developer's allocated area PROVIDED HOWEVER THAT the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the Developer from all the unit owners as fully mentioned hereafter;
13. At the risks, costs, and expenses and subject to the terms and conditions hereinafter mentioned, the Landowners through their constituted attorney, i.e. the Developer shall sell and convey to the Developer itself and/or its nominees undivided proportionate share in the land contained in the premises appurtenant only to the Developer's allocated area and whatever consideration received with regard to the Developer's allocation, the same shall belong to the Developer absolutely.
14. The earnings from the salvage of the existing building will be taken by the Developer and instead of that the Developer shall bear the rental cost of 2 [two] Nos. of 2 BHK Flat and 1 [one] covered space on the ground floor as alternative accommodation for Landowners [including maintenance charges if any in the alternative accommodation], from the day of demolition of existing building till handing over of Landowners' Allocation by the developer;

15. Similar nature of deed of conveyance will be executed and registered in favour of all the Purchasers of the building. The form of such deed of conveyance will be finalized jointly by the advocates for the Landowners and the Developer.
16. All costs, charges and legal expenses for preparation of deed of conveyance, documents, stamping and registration of the Conveyances with regard to the Developer's allocation shall be borne and paid by the Developer or his nominee or nominees.
17. All costs, charges and legal expenses for preparation of deed of conveyance, documents, stamping and registration of the Conveyances with regard to the Landowners' allocation shall be borne and paid by the Landowners or their nominee or nominees.
18. The Developer's obligations :-
- A. The Developer shall not discontinue or abandon the construction of the proposed building except the suspension of the work or due to force majeure events.
  - B. The Developer shall at first handover the Landowners' allocation and thereafter they will be eligible to hand over its allocation towards its nominee or nominees.
  - C. The Developer shall issue possession letter towards the landowners at the time of handover of landowners' allocation.
  - D. The Developer shall obtain a valid Occupancy/Completion Certificate from the South DumDum Municipality, with respect to the said building within one year from the day of handover of physical possession with possession letter and must provide a copy thereof to the Landowners.
  - E. The Developer shall use standard material for construction of the Landowners' allocation with vitrified tiles flooring with Aluminum sliding windows as per specification of works [ANNEXURE "A"].
  - F. The Developer hereby undertake to keep the Landowners indemnified against all third party claims and actions arising out of any sort of act or omissions or commission of the Developer in relation to the making of construction of the said building.
  - G. In the event the Landowners desires to change any specifications before construction or completing the Landowners' allocation then in such event the Developer shall make necessary changes and the Landowners shall only pay the difference of price of the materials.

19. It is further clarified as follows:-

- a) The Developer will provide electricity connection for the entirety of the said building including the Landowners' allocated area and the Landowners and/or their respective nominee or nominees shall reimburse the Developer, proportionately, the total amount of deposits and expenses as be required to obtain Electricity from C E S C LIMITED or otherwise;
- b) Upon completion and handing over the Landowners' allocated area to the Landowners with Letter of Possession of the said building, from time to time, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the Advocates and as be in conformity with other buildings containing ownership units. The Developer and the Landowners and/or their respective transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoing in respect of the maintenance and management. It is made clear that immediately after sale of the Developer's allocation, within six months the flat Owners' association will be formed by the Landowners and the Developer or the nominees or the Purchaser of the Developer and the said Association shall maintain and manage the building in accordance with the rules and bye laws as may be framed by the flat owners.
- c) All Municipal rates, taxes and outgoing, including arrears, in respect of the Premises till the hand over of the physical vacant possession to the Developer by the Landowners, shall be for and to the account of the Landowners and thereafter the same shall be borne and paid by the Developer, till the completion of the Project and thereafter the same shall be borne and paid by the unit owners, to the extent of their respective areas;
- d) That the name of the said building shall be "**AMIYA ABASAN**";
20. The Landowners shall, on the day of signing of this agreement, at the request of the Developer, grant to the Developer and/or its nominee or nominees, a Registered General Power of Attorney, [which to be Registered at registrar of Assurance, Kolkata] authorizing the Developer to do all acts as be necessary for the Project and/or in pursuance hereof and/or on behalf of the Landowners. However, the Landowners shall, from time to time, grant such further Powers or authorities to the Developer and/or to its nominees, concerning the Project, for the Developer's doing the various works envisaged hereunder, including, entering into agreements for sale and/or construction of the said building and/or portions thereof and receiving all amounts in pursuance thereof. PROVIDED THAT such power of Attorney is only restricted with regard to the Developer's allocation. PROVIDED FURTHER the Developer and/or their constituted Attorney shall be liable for all acts, deeds and things by virtue of acting pursuant to the power of attorney granted by the Landowners and shall indemnify the Landowners from all loss, consequences, damages that the Landowners may suffer due to the acts, deeds and things on the part of the Developer or the attorney.

## 21. MISCELLANEOUS:

- 21.1 In the circumstances and in consideration of the terms and conditions contained herein and the obligations to be performed, fulfilled and observed by both the Landowners and the Developers, the Landowners having agreed to grant the exclusive right of development of the said premises to the Developers.
- 21.2 Nothing in this agreement shall constitute a transfer or an agreement to transfer, or an assignment, or demise, by the Landowners, of the said Land or any built up area to the Developers. But confers upon the Developer the exclusive and absolute rights of Development in conformity with the agreement.
- 21.3 The respective allocations shall keep the interior walls, sewers drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particularly so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/or the occupiers of the building indemnified from and against the consequence of any breach.
- 21.4 Neither party shall do or cause or permit to be done any act or thing which may render void and void able any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequence of any breach.
- 21.5 No goods or other items shall be kept by the other party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement of users in the corridors and other places of common use in the building.
- 21.6 Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.
- 21.7 Neither of the parties shall permit other's agents with or without workmen and others at all responsible times to enter into and upon the each party's allocation and each party thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains gas and water pipes and electric wires and for any similar purpose.

- 21.8 The Developer is entering into this Agreement being prima-facie satisfied with regard to the title of the Landowners in respect of the aforesaid property. The Developer however, reserves its rights to cause necessary searches with regard to the marketability of the title of the Landowners in respect of the said property which is to be completed within a period of 30 days from the date of execution of this agreement.
- 21.9 The Developer shall indemnify and keep the Landowners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer in pursuance of the authorities granted as aforesaid;
- 21.10 The Landowners shall give such co-operation to the Developer and sign such papers, confirmations and/or authorities as may be reasonably required by the Developer, from time to time, for the Project, at the costs and expenses of the Developer;
- 21.11 In case any outgoing or encumbrances relating to title or ownership be found on the Premises till the date of completion of the Project in terms hereof, then and in such event, the Landowners shall be liable to remove the same at his own costs. In case the Landowners do not, then the Developer shall be at liberty to do so and recover the costs from the Landowners;
- 21.12 During the continuance of this agreement the Landowners shall not in any way cause any unlawful impediment or obstruction whatsoever in the construction of the said building by the Developer but the Landowners shall have full right to enter into the said building and to inspect the construction work carried on there by the Developer and to check the materials used in the Landowners' allocated portion;
- 21.13 In case any of the parties hereto, commit any default in fulfillment of them /its obligations contained herein then and in such event, the other party shall be entitled to specific performance and/or damages;
- 21.14 Developer may take financial assistance from any financial Institution.
- 21.15 In case the Landowners fail to obtain either any clearance and permission necessary for the Project or provide physical vacant possession of the Premises, then in such event, the Developer shall be at liberty to take the necessary efforts in that regard, for and on behalf of the landowners and at the Landowners' cost and expenses, to be recovered in the same manner as mentioned in Clause 18 herein above;
- 21.16 All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred for arbitration to such person as be mutually acceptable, failing which, each parties shall appoint arbitrators. Such

arbitration shall otherwise be in accordance with the Arbitration and conciliation Act, 1996 as amended till the date of disputes and or difference.

**THE FIRST SCHEDULE ABOVE REFERRED TO  
LAND**

**ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot Nos. "A" and "B"** measuring about **2 [two] Cottahs 10 [ten] Chittacks 1 [one] Square Feet** more or less **TOGETHER WITH 2 [two] separate Roof Tile Shed, each** measuring about **200 [two hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag Nos. 7327 and 7337** corresponding to **L. R. Dag Nos. 7343** [land classified as **BASTU** measuring about **1 (one) Cottah 5 (five) Chittacks 0.5 [zero point five] Square Feet** more or less] and **7353** [land classified as **DANGA** measuring about **1 (one) Cottah 5 (five) Chittacks 0.5 [zero point five] Square Feet** more or less] appertaining to C. S. Khatian No. 701 corresponding to **R. S. Khatian No. 1235** corresponding to **L. R. Khatian No. 520** [in the name of **AMIYA BALA DEVI**], within the local limits of **Ward No. 26** of the **South DumDum Municipality**, being **Municipal Holding No. 28 [old] 69 and 68 [new]**, **Locality/Street: Baguiati Road**, being **Premises No. 32, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, which is butted and bounded as follows:

ON THE NORTH: TWELVE FEET WIDE ROAD;  
ON THE SOUTH: PROPERTY OF SRIMATI PRAMILA PAUL;  
ON THE EAST : BAGUIATI MAIN ROAD;  
ON THE WEST : PROPERTY OF MUKTA GHOSH;

**THE SECOND SCHEDULE ABOVE REFERRED TO  
LANDOWNERS' ALLOCATION**

**ALL THAT** the Landowners herein shall be eligible to get **50% [fifty percent] Constructed Area up-to G + 4 [four] Storied Building** [including staircase, landing and lift well] which will be provided in the manner appearing hereunder, as Landowners' Allocation **TOGETHER WITH** impartible proportionate share in the land **TOGETHER WITH** the right to use and enjoy all common areas and facilities of the land and the building.

The Landowners herein shall be eligible to get **1 [one] Shop Room** on the **South - East side** of **Ground Floor** measuring about **180 [one hundred eighty] Square Feet Built-up Area** more or less and **1 [one] Shop Room** on the **North - East side** of **Ground Floor** measuring about **180 [one hundred eighty] Square Feet Built-up Area** more or less, **2 [two] Covered Garage** on the **Northern side** of **Ground Floor** each measuring about **150 [one hundred fifty] Square Feet Built-up Area** more or less, **Entire First Floor** consisting of **2 [two] self contained separate Flats** and one three **BHK self contained**

residential flat on the [North-East-west side] side i.e. **Front side of Second floor and one three BHK self contained residential flat** on the on the [North-East-west side] side i.e. **Front side of fourth floor** of the proposed **G + 4 storied building** in habitable condition, as Landowners' Allocation more particularly described in the Second Schedule hereunder written TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.

Further more the Developer shall pay a sum of **Rs. 10,00,000/- [Rupees ten lac] only** to the Landowners as forfeited and/or non-refundable consideration in the manner appearing hereunder:

- ❖ **Rs. 3,00,000/- [Rupees three lac] only** paid on the day of signing of Development Agreement;
- ❖ **Rs. 2,50,000/- [Rupees two lac fifty thousand] only** will be paid after getting sanction plan;
- ❖ **Rs. 4,50,000/- [Rupees four lac fifty thousand] only** shall be paid within sixteen months from the day of getting sanction plan;

That, if the Developer manages to construct additional floor upon the proposed **Ground + 4 [four] storied Building** as per Plan to be sanctioned by the **South DumDum Municipality**, in that event the Landowners herein shall be entitled to get **25%** of the **constructed area of fifth floor as additional allocation** for additional floor upon the proposed **Ground + 4 [four] storied Building**;

**THE THIRD SCHEDULE ABOVE REFERRED TO  
DEVELOPER'S ALLOCATION**

**ALL THAT** piece and parcel of remaining portion of the proposed multi-storied building after providing the Landowners' allocation to the Landowners as stated in the Second Schedule written hereinabove is to be allotted to the Developer as Developer's allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the area to be allocated to the Developer;

**THE FOURTH SCHEDULE ABOVE REFERRED TO  
COMMON AREAS, COMMON FACILITIES AND AMENITIES**

- ❖ The Landowners along with other co-owners, occupiers, society or association or Company shall allow each other the following easement quasi easement and equal easement right, privileges etc.
- ❖ Land under the said building described in the First Schedule;
- ❖ All side spaces, back spaces, paths, passages, drain ways sewerage provided in the said building;



- ❖ General lighting of the common portions and space for installation of electric meter in general and separate;
- ❖ Municipal connection of the drain and sewerage line of the said building;
- ❖ Staircase, stairs case landing, lift, lift well, lift room, lift machine and accessories, lobbies of the building;
- ❖ Septic tank, one water pump, overhead water reservoir, water line;
- ❖ Electric meter for common purpose;

**ANNEXURE "A"**  
**SPECIMEN OF WORKS**

Foundation and Structure	:	R.C.C. foundation and framed structure for Ground plus Three Storied building as per Architectural and structural design calculation sheet as approved by South DumDum Municipality;
Brick and Plaster	:	Wall will be 8", 5" and 3" thick and all inside and outside wall will be finished with cement plaster;
Wall Finishing	:	<ul style="list-style-type: none"> <li>❖ Toilets wall will be finished with one colour glazed tiles up-to 6'-0" height on and above skirting level and floor will be finished with tiles;</li> <li>❖ Kitchen wall on and above cooking platform with 2'-0" height one coloured glazed tiles;</li> <li>❖ One coloured glazed tiles up-to 2'-0" height on the top of the basin in drawing and dinning;</li> <li>❖ Wall of inside the flat will be finished with Putty;</li> <li>❖ Outer side of the wall of the building will be colour wash and common area of the inside of the building will be lime wash;</li> </ul>
Doors	:	<p>All door frames will be of good quality Sal wood.</p> <p>All door shutters will be of commercial flash door fitted with aluminum ring and aluminum tower bolt, and the frame and shutter of Toilet will be of P. V. C. and main door will be made of gamar wood;</p>
Windows	:	All windows will be made of aluminum [sliding type] fitted with glass panel;
Flooring	:	Flooring of inner side of the building will be finished with 2'-0" X 2'-0" Vitrified Tiles of

		same rate. The flooring of the roof will be finished with K. G. Flooring.
Sanitary Fittings	:	<ul style="list-style-type: none"> <li>❖ Toilet will be provided with one commode &amp; Cistern, one shower and two bib cocks;</li> <li>❖ Attached Toilet will be provided with one commode &amp; Cistern, and two bib cocks;</li> <li>❖ Drawing/Dinning be provided with one basin with Piller cock and Anguler stop cock;</li> </ul>
Electrical	:	<p>a) Concealed Wiring in all Flats [Copper electrical wiring].</p> <p>b) Each Flat will be provided with the following electrical points with modular switch and socket.</p> <ul style="list-style-type: none"> <li>i. Bed Room: 2 [Two] Light points, 1 [One] Fan point, 2 [Two] Plug points[5 amp.].</li> <li>ii. Dining/Drawing: 2 [Two] Light points, 1 [One] Fan Point, 2 [Two] Plug points [5 amp.].</li> <li>iii. Kitchen: 1 [One] Light point, 1 [One] Exhaust Fan point, 3 [three] Plug points [15 amp.].</li> <li>iv. Toilet: 1 [One] Light point, 1 [One] Geizer Point, 1 [One] Exhaust Fan point.</li> <li>v. Attached Toilet: 1 [One] Light point, 1 [One] Exhaust Fan point.</li> <li>vi. Verandah: 1 [One] Light point, 1 [one] Plug point [5 amp.].</li> <li>vii. Entrance: Door Bell point.</li> </ul> <p>Note: • 1 [One] Air-Conditioner Point will be provided in Master Bed Room.</p>
Grill & Railing	:	All window grills are made of M. S. flats and Verandah railing will be up-to 2'-6" height;
Extra Work	:	Any extra work other than standard specification shall be charged extra and such amount shall be deposited before the execution of such work;
Note:	:	Rolling (M. S.) Shutter for shop with 2 [two] Light point, 1 [one] Fan point & Garage 1[one] light point and 1 (one) plug point along with Rolling (M. S.) Shutter

		same rate. The flooring of the roof will be finished with K. G. Flooring.
Sanitary Fittings	:	<ul style="list-style-type: none"> <li>❖ Toilet will be provided with one commode &amp; Cistern, one shower and two bib cocks;</li> <li>❖ Attached Toilet will be provided with one commode &amp; Cistern, and two bib cocks;</li> <li>❖ Drawing/Dinning be provided with one basin with Piller cock and Anguler stop cock;</li> </ul>
Electrical	:	<p>a) Concealed Wiring in all Flats [Copper electrical wiring].</p> <p>b) Each Flat will be provided with the following electrical points with modular switch and socket.</p> <ul style="list-style-type: none"> <li>i. Bed Room: 2 [Two] Light points, 1 [One] Fan point, 2 [Two] Plug points[5 amp.].</li> <li>ii. Dining/Drawing: 2 [Two] Light points, 1 [One] Fan Point, 2 [Two] Plug points [5 amp.].</li> <li>iii. Kitchen: 1 [One] Light point, 1 [One] Exhaust Fan point, 3 [three] Plug points [15 amp.].</li> <li>iv. Toilet: 1 [One] Light point, 1 [One] Geizer Point, 1 [One] Exhaust Fan point.</li> <li>v. Attached Toilet: 1 [One] Light point, 1 [One] Exhaust Fan point.</li> <li>vi. Verandah: 1 [One] Light point, 1 [one] Plug point [5 amp.].</li> <li>vii. Entrance: Door Bell point.</li> </ul> <p>Note: • 1 [One] Air-Conditioner Point will be provided in Master Bed Room.</p>
Grill & Railing	:	All window grills are made of M. S. flats and Verandah railing will be up-to 2'-6" height;
Extra Work	:	Any extra work other than standard specification shall be charged extra and such amount shall be deposited before the execution of such work;
Note:	:	Rolling (M. S.) Shutter for shop with 2 [two] Light point, 1 [one] Fan point & Garage 1[one] light point and I (one) plug point along with Rolling (M. S.) Shutter

**IN WITNESS WHEREOF**, the parties have set and subscribed their respective hands on the day month and year first above written.

SIGNED, SEALED and DELIVERED by  
the LANDOWNERS and the  
DEVELOPER in the presence of:

1. *Aurik Chatterjee*  
*AB 8/9, Deshbandh Nagar*  
*Kolkata - 59*

*Piyali Paul.*

*Kakali Chatterjee*

*Shyamala Pukherjee*

SIGNATURE OF LANDOWNERS

2. *Suprotim Saha*  
*Advocate*

SREE GOPAL CONSTRUCTION

*Anish Saha*

Partner

Partner

SIGNATURE OF DEVELOPER

Drafted by me and prepared in my office:

*Suprotim Saha*  
*Advocate*

**SUPROTIM SAHA,**  
**Advocate, [W.B. 134/1990,**  
Judges' Court at Barasat],  
MONOLATA, BA/12/2B,  
Deshbandhu Nagar,  
Kolkata - 700 059.

**RECEIPT**

**RECEIVED** a sum of **Rs. 3,00,000/- [Rupees three lac] only** from the above named Developer as part of forfeited and/or non-refundable consideration according to the memo of consideration stated hereinafter.

**MEMO OF CONSIDERATION**

Amount [Rs.]	Date	Cheque No.	Bank/Branch	Issued in favour of:
Rs. 1,00,000.00	22.09.2022	000210	UCO BANK	Srimati Shyamali Mukherjee
Rs. 1,00,000.00	22.09.2022	000211	UCO BANK	Srimati Kakali Chatterjee
Rs. 1,00,000.00	22.09.2022	000212	UCO BANK	Srimati Piyali Paul
Rs. 3,00,000.00	Total Rupees three lac only			

**WITNESSES:**

























*Syupudin Saha*  
*Adyate*  
*Debasish Saha*

*Piyali Paul.*  
*Kakali Chatterjee*  
*Shyamali Mukherjee*

SIGNATURE OF LANDOWNERS












SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT

 <i>Kebali Chatterjee</i>					
	<b>INDEX</b>	<b>RING</b>	<b>MIDDLE</b>	<b>FORE</b>	<b>THUMB</b>
	<b>[LEFT HAND]</b>				
 <i>Piyali Paul</i>					
	<b>THUMB</b>	<b>FORE</b>	<b>MIDDLE</b>	<b>RING</b>	<b>LITTLE</b>
	<b>[RIGHT HAND]</b>				
 <i>Shyamali Mukherjee</i>					
	<b>LITTLE</b>	<b>RING</b>	<b>MIDDLE</b>	<b>FORE</b>	<b>THUMB</b>
	<b>[LEFT HAND]</b>				
 <i>Shyamali Mukherjee</i>					
	<b>THUMB</b>	<b>FORE</b>	<b>MIDDLE</b>	<b>RING</b>	<b>LITTLE</b>
	<b>[RIGHT HAND]</b>				

**SPECIMEN FOR TEN FINGER PRINTS**

**SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT**

					
	<b>LITTLE      RING      MIDDLE      FORE      THUMB</b>				
	<b>[LEFT HAND]</b>				
					
	<b>THUMB      FORE      MIDDLE      RING      LITTLE</b>				
<b>[RIGHT HAND]</b>					
<div style="border: 1px solid black; width: 100px; height: 100px; margin: auto;">                     PHOTO                 </div>					
	<b>LITTLE      RING      MIDDLE      FORE      THUMB</b>				
	<b>[LEFT HAND]</b>				
	<b>THUMB      FORE      MIDDLE      RING      LITTLE</b>				
<b>[RIGHT HAND]</b>					
<div style="border: 1px solid black; width: 100px; height: 100px; margin: auto;">                     PHOTO                 </div>					
	<b>LITTLE      RING      MIDDLE      FORE      THUMB</b>				
	<b>[LEFT HAND]</b>				
	<b>THUMB      FORE      MIDDLE      RING      LITTLE</b>				
<b>[RIGHT HAND]</b>					

*Anish Saha*

1/9/20



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

GRN Details

GRN: 192022230126717461 Payment Mode: Online Payment  
GRN Date: 22/09/2022 17:04:58 Bank/Gateway: State Bank of India  
BRN : IK0BWZMHP6 BRN Date: 22/09/2022 17:06:27  
Payment Status: Successful Payment Ref. No: 2002711746/2/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SUPROTIM SAHA  
Address: BA - 12/2B, D B NAGAR KOLKATA 700 059  
Mobile: 9051231192  
EMail: suprotim62@gmail.com  
Depositor Status: Advocate  
Query No: 2002711746  
Applicant's Name: Mr SUPROTIM SAHA  
Identification No: 2002711746/2/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002711746/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2002711746/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	10021
			<b>Total</b>	<b>16942</b>

IN WORDS: SIXTEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.



## Major Information of the Deed

Deed No :	I-1506-12848/2022	Date of Registration	23/09/2022
Query No / Year	1506-2002711746/2022	Office where deed is registered	
Query Date	09/09/2022 12:58:31 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUPROTIM SAHA BA-12/2B, D.B. NAGAR, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051231192, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	
Set Forth value	Rs. 4/-	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]	
Stampduty Paid(SD)	Rs. 7,021/- (Article:48(g))	Market Value	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)	Rs. 45,24,750/-	
		Registration Fee Paid	
		Rs. 10,021/- (Article:E, E, B)	

### Land Details :






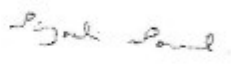


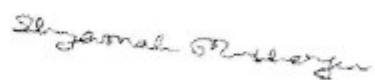
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Road, Mouza: Saigachi, Premises No: 32, JI No: 20, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-7343 (RS :-)	LR-520	Bastu	Bastu	1 Katha 5 Chatak 0.5 Sq Ft	1/-	21,27,375/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-7353 (RS :-)	LR-520	Bastu	Danga	1 Katha 5 Chatak 0.5 Sq Ft	1/-	21,27,375/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>								
<b>Grand Total :</b>					4.3335Dec	2 /-	42,54,750 /-	
					4.3335Dec	2 /-	42,54,750 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	200 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		400 sq ft	2 /-	2,70,000 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Smt Kakali Chatterjee</b>                      Wife of Arup Chatterjee                      Executed by: Self, Date of Execution: 23/09/2022                      , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office</p>	<p><b>Photo</b></p>  <p>23/09/2022</p>	<p><b>Finger Print</b></p>  <p>LTI 23/09/2022</p>	<p><b>Signature</b></p>  <p>23/09/2022</p>
<p>AB 8/29, D B Nagar, City:- Not Specified, P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bpxxxxx0k, Aadhaar No: 41xxxxxxxx4393, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Smt Piyali Paul</b>                      Wife of Swapan Paul                      Executed by: Self, Date of Execution: 23/09/2022                      , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office</p>	<p><b>Photo</b></p>  <p>23/09/2022</p>	<p><b>Finger Print</b></p>  <p>LTI 23/09/2022</p>	<p><b>Signature</b></p>  <p>23/09/2022</p>
<p>C/1, Mahamaya Pally, Raghunathpur, City:- Not Specified, P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: amxxxxx4a, Aadhaar No: 61xxxxxxxx5053, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office</p>				
3	<p><b>Name</b></p> <p><b>Smt Shyamali Mukherjee</b>                      Wife of Indrajit Mukherjee                      Executed by: Self, Date of Execution: 23/09/2022                      , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office</p>	<p><b>Photo</b></p>  <p>23/09/2022</p>	<p><b>Finger Print</b></p>  <p>LTI 23/09/2022</p>	<p><b>Signature</b></p>  <p>23/09/2022</p>
<p>Tapoban Apartment, 37, Baguiati 3rd Lane, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: czxxxxx3b, Aadhaar No: 99xxxxxxxx5162, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office</p>				


**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Sree Gopal Construction</b> 63, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India. PIN:- 700028 , PAN No.:: AExxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Avishek Saha</b> (Presentant) Son of Shri Debdas Saha Date of Execution - 23/09/2022, , Admitted by: Self, Date of Admission: 23/09/2022, Place of Admission of Execution: Office	 Sep 23 2022 5:50PM	 LTI 23/09/2022	 23/09/2022
27, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: azxxxxxx2b, Aadhaar No: 25xxxxxxxx7409 Status : Representative, Representative of : Sree Gopal Construction (as Partners and Authorized Signatory)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Indrajit Mukherjee</b> Son of Sankar Mukherjee 37, Baguiati 3rd Lane, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, india. PIN:- 700028	 23/09/2022	 23/09/2022	 23/09/2022
Identifier Of Smt Kakali Chatterjee, Smt Piyali Paul, Smt Shyamali Mukherjee, Shri Avishek Saha			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Kakali Chatterjee	Sree Gopal Construction-0.722257 Dec
2	Smt Piyali Paul	Sree Gopal Construction-0.722257 Dec
3	Smt Shyamali Mukherjee	Sree Gopal Construction-0.722257 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Smt Kakali Chatterjee	Sree Gopal Construction-0.722257 Dec
2	Smt Piyali Paul	Sree Gopal Construction-0.722257 Dec
3	Smt Shyamali Mukherjee	Sree Gopal Construction-0.722257 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Kakali Chatterjee	Sree Gopal Construction-66.66666700 Sq Ft
2	Smt Piyali Paul	Sree Gopal Construction-66.66666700 Sq Ft
3	Smt Shyamali Mukherjee	Sree Gopal Construction-66.66666700 Sq Ft

**Transfer of property for S2**

Sl.No	From	To. with area (Name-Area)
1	Smt Kakali Chatterjee	Sree Gopal Construction-66.66666700 Sq Ft
2	Smt Piyali Paul	Sree Gopal Construction-66.66666700 Sq Ft
3	Smt Shyamali Mukherjee	Sree Gopal Construction-66.66666700 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Road, Mouza: Satgachi. Premises No: 32, JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7343, LR Khatian No:- 520	Owner: অমিত্র বালা দেবী .. Gurdian: উমা দাস বন্দ্যোপাধ্যায়. Address: বিজ Classification: বাঘ, Area: 0.02150000 Acre,	Smt Kakali Chatterjee
L2	LR Plot No:- 7353, LR Khatian No:- 520	Owner: অমিত্র বালা দেবী .. Gurdian: উমা দাস বন্দ্যোপাধ্যায়. Address: বিজ Classification: বাঘ, Area: 0.06000000 Acre,	Smt Kakali Chatterjee

On 23-09-2022

**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 : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:18 hrs on 23-09-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri Avishek Saha ..

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 45,24,750/-

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

Execution is admitted on 23/09/2022 by 1. Smt Kakali Chatterjee, Wife of Arup Chatterjee, AB-8/29, D B Nagar, P.O: D B Nagar, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 2. Smt Piyali Paul, Wife of Swapan Paul, C/1, Mahamaya Pally, Raghunathpur, P.O: D B Nagar, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 3. Smt Shyamali Mukherjee, Wife of Indrajit Mukherjee, Tapoban Apartment, 37, Baguiati 3rd Lane, P.O: Dum Dum, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife

Identified by Shri Indrajit Mukherjee, Son of Sankar Mukherjee, 37, Baguiati 3rd Lane, P.O: Dum Dum, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Service

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

Execution is admitted on 23-09-2022 by Shri Avishek Saha, Partners and Authorized Signatory, Sree Gopal Construction (Partnership Firm), 63, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Shri Indrajit Mukherjee, Son of Sankar Mukherjee, 37, Baguiati 3rd Lane, P.O: Dum Dum, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,021.00/- ( B = Rs 10,000.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2022 5:06PM with Govt. Ref. No: 192022230126717461 on 22-09-2022, Amount Rs: 10,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BWZMHP6 on 22-09-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/- by online = Rs 6,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2108, Amount: Rs 100.00/-, Date of Purchase 15/09/2022, Vendor name: J K Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2022 5:06PM with Govt. Ref. No: 192022230126717461 on 22-09-2022, Amount Rs: 6,921/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BWZMHP6 on 22-09-2022, Head of Account 0030-02-103-003-02

*Kaustava Dey*

**Kaustava Dey**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 455563 to 455599

being No 150612848 for the year 2022.



*Kaustava Dey*

Digitally signed by KAUSTAVA DEY  
Date: 2022.09.29 11:14:14 +05:30  
Reason: Digital Signing of Deed.

(Kaustava Dey) 2022/09/29 11:14:14 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)