



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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AP 783667

08/10/2023
Q-2002416199/2023

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
06 OCT 2023

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this
6th day of October, 2023 (Two Thousand Twenty Three) A.D.

BETWEEN

9216

13 SEP 2023

No..... ₹ 100/- Date.....

Name : **ABU BAKKAR HALDER**

Address : Advocate
Alipore Judge's Court
Kolkata - 27

Vendor :
Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KOI-27

[Handwritten signature]



Identified by me
Abu Bakkar Halder
Advocate
Alipore Judge's Court
Kolkata - 700027

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
06 OCT 2023

(1) **DEBDAS BHATTACHARYYA** alias **DEBDAS BHATTACHARJEE** (PAN- AECPB7296F), (Aadhaar No. 6965-5446-6413), son of Late Sasadhhar Bhattacharyya, by faith- Hindu, by occupation- Retired, by nationality- Indian, residing at Premises No. E 2/10, VIII M Housing Co-operative Society, 20/1 Ultodanga Main Road, Post Office- Ultadanga, Police Station- Ultodanga South, Kolkata- 700067,

(2) **SANJOY BHATTACHARYA** (PAN- ADUPB9537E), (Aadhaar No. 8532-5604-3755), son of Late Bibhuti Bhusan Bhattacharya, by faith- Hindu, by occupation- Retired, by nationality- Indian, residing at Premises No. 162/B/368B, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045 and (3) **MITA DUTTA nee BHATTACHARYA** (PAN- ARZPB3072F), (Aadhaar No. 2654-4588-7418) daughter of Late Amarendra Nath Bhattacharya, wife of Sanjit Dutta, by faith- Hindu, by occupation Teacher, by nationality- Indian, residing at Premises No. 368, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata-700045 at present residing at Sova Apartment, Block- S/E, Ground Floor, Flat- G1 -97, Modern Park, Santoshpur, Post Office- Survey Park, Police Station- Survey Park, Kolkata- 700075, hereinafter jointly and collectively called and referred to as the **OWNERS** (which terms and expression shall unless excluded by or repugnant to the subject or context shall be deemed to

mean and include each of their respective legal heirs, successors, executors, administrators, legal representatives, nominees and/or assigns) of the **ONE PART**;

AND

SYNERGY TECHNOLOGIES (PAN- AIOPM3834C), a Proprietorship Firm having its office at 367, Lake Gardens, Post Office-Lake Gardens, Police Station- Lake, Kolkata- 700045, represented by its Sole Proprietor namely **JOYDEEP MUKHERJEE** (PAN- AIOPM3834C) (Aadhaar No. 9885 5318-8521), son of Late N G Mukherjee, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 25/12, Prince Golan Mohammad Shah Road, Golf Garden, Post Office- Golf Green, Police Station- Golf Green, Kolkata- 700095, District South 24-Parganas, hereinafter called and referred to as the **'BUILDER/ DEVELOPER'** (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors-in office, executors-in-office, administrators, legal representatives, nominee/nominees and/or assigns) of the **SECOND PART**;

WHEREAS one Indra Narayan Bhattacharjee was the lawful owner and occupier of ALL THAT piece and parcel of land measuring about 3

(three) Cottah 0 (zero) Chittacks 26 (twenty six) Square Feet be the same a little more or less, together with a residential structure standing thereon, lying and situated at and being Plot No. 28 of Bangur Park, South Block 'A' being the part of premises No. 162, Prince Anwar Shah Road, in Pargana- Khaspore, Mouza- Arakpore, J.L. No. 39, Touzi No. 56, Khatian No. 112 with Khatian No. 130, part of C.S. Plot/Dag No. 224, Mourashi Mokrari land heriditament and premises and building, court-yards, open lands, common passage rooms, bathrooms, privies, kitchen, verandahs, stairs which is now known called numbered and being premises No. 162/B/368, Lake Gardens, in Ward No. 95 within the then Municipal Limits of Calcutta Corporation, P.S.- Tollygunge, Calcutta Sub-Registration Office Alipore in the District of 24-Parganas, by way of purchase from the then legal owner M/s. The Bangur Land Development Corporation Limited, of 14, Netaji Subhas Road, Calcutta, by virtue of a registered Deed of Sale, dated 03.11.1959 at and for a valuable consideration mentioned therein and the said Deed was duly registered in the Office of Sub-Registrar at Alipore, 24-Parganas and recorded in Book No. I, Volume No. 145, Pages from 181 to 188, Being No. 8926 for the year 1959 and had been in peaceful possession and enjoyment of the same, free from all encumbrances;

AND WHEREAS the said Indra Narayan Bhattacharjee was also seized and possessed of vast landed ancestral properties lying and situated at Mouza- Gabberia, Police Station- Sandeshkhali, of District 24- Parganas;

AND WHEREAS the said Indra Narayan Bhattacharjee being the lawful owner, occupier and title holder while had been in peaceful possession and enjoyment of the aforesaid properties, died intestate leaving behind him surviving his only wife namely- Sarajini Bhattacharjee three sons namely- Sashadhar Bhattacharjee alias Sasadhar Bhattacharyya, Bibhuti Bhusan Bhattacharjee alias Bibhuti Bhusan Bhattacharya and Amarendra Nath Bhattacharjee alias Amarendra Nath Bhattacharya and two daughters namely Saila Bala Bhattacharjee and Sova Rani Bhattacharjee as his only legal heirs and successors, who have jointly acquired all the right, title and interest left by said Indra Narayan Bhattacharjee, since deceased;

AND WHEREAS thereafter the said Sarajini Bhattacharjee, Sashadhar Bhattacharjee, Bibhuti Bhusan Bhattacharjee, Amarendra Nath Bhattacharjee, Saila Bala Bhattacharjee and Sova Rani Bhattacharjee being the lawful joint owners, occupiers and title holders while jointly

had been in possession and enjoyment of the aforesaid properties, with a view to better utilization of their respective share for settling their existing or future disputes relating to their said properties have jointly partitioned the aforesaid properties by virtue of a registered Deed of Partition, dated 21st day of October 1974 and the said Deed was duly registered in the office of Registrar at Alipore, 24-Parganas and recorded in Book No. 1, Volume No. 224, Pages from 11 to 25, Being No. 8401 for the year 1974 and partitioned their aforesaid properties;

AND WHEREAS as per the aforesaid Deed of Partition the said Sashadhar Bhattacharjee being the First Party have got and acquired Lot-'C' colour Yellow property therein, the said Bibhuti Bhusan Bhattacharjee, being the Second Party have got and acquired Lot-'B' colour Blue property therein, the said Amarendra Nath Bhattacharjee and Sarajini Bhattacharjee, being the Third Parties have got and acquired Lot-'A' colour Green property therein along with common passage out of the entire property being the Schedule-'B' of the said Deed of Partition total property being ALL THAT piece and parcel of land measuring about 3 (three) Cottah 0 (zero) Chittacks 26 (twenty six) Square Feet be the same a little more or less, together with a

residential structure standing thereon, lying and situated at and being Plot No. 28 of Bangur Park, South Block 'A' being the part of premises No. 162, Prince Anwar Shah Road, in Pargana- Khaspore, Mouza- Arakpore, J.L. No. 39, Touzi No. 56, Khatian No. 112 with Khatian No. 130, part of C.S. Plot/Dag No. 224, Mourashi Moksari land heriditantment and premises and building, court-yards, open lands, common passage rooms, bathrooms, privies, kitchen, verandahs, stairs which is now known called numbered and being premises No. 162/B/368, Lake Gardens, in Ward No. 95 within the then Municipal Limits of Calcutta Corporation, P.S.- Tollygunge, Calcutta Sub-Registration Office Alipore in the District of 24-Parganas;

AND WHEREAS the said Sarajini Bhattacharjee as per the said Deed of Partition was only entitled to enjoy the part of the said property during her lifetime only and after her death Amarendra Nath Bhattacharjee will be entitled to enjoy the aforesaid property as sole and absolute owner and the said Sarajini Bhattacharjee subsequently died on 18.05.1981 and her aforesaid devolved upon the said Amarendra Nath Bhattacharjee;

AND WHEREAS thus the said Amarendra Nath Bhattacharjee had got and acquired the Lot-'A' property being land measuring about 1 Cottah $\frac{1}{5}$ Chirtack and Bibhuti Bhusan Bhattacharjee had got and acquired the Lot-'B' property being land measuring about 0.73 Cottah and Sashadhar Bhattacharjee had got and acquired the Lot-'C' property being land measuring 0.77 Cottah more or less together with the common areas out of the entire property measuring about 3 (three) Cottah 0 (zero) Chittacks 26 (twenty six) Square Feet be the same a little more or less, together with a residential structure standing thereon, lying and situated at and being Plot No. 28 of Bangur Park, South Block 'A' being the part of premises No. 162, Prince Anwar Shah Road, in Pargana- Khaspore, Mouza- Arakpore, J.L. No. 39, Touzi No. 56, Khatian No. 112 with Khatian No. 130, part of C.S. Plot/Dag No. 224, Mourashi Mokrari land heriditament and premises and building, court-yards, open lands, common passage rooms, bathrooms, privies, kitchen, verandahs, stairs which is now known called numbered and being premises No. 162/B/368, Lake Gardens, in Ward No. 95 within the then Municipal Limits of Calcutta Corporation, P.S.- Tollygunge, Calcutta Sub-Registration Office Alipore in the District of 24-Parganas;

AND WHEREAS the aforesaid Sashadhar Bhattacharjee while had been in peaceful possession of his aforesaid Lot-'C' property during his lifetime, being the Settlor have executed and registered Deed of Trust dated 24th January 1996 and the said Deed was duly registered in the Office of Additional Registrar of Assurance-I, Calcutta and recorded in Book No. 1, Being No. 2104 for the year 1996 and as per the point No. 7 of the said Deed of Trust the Trustee/Settlor Sashadhar Bhattacharjee shall remain alive he shall enjoy manage, control, supervise fully and after his death his wife Smt. Parbati Bhattacharjee shall act as a Trustee in his place and shall govern, manage, enjoy supervise the aforesaid property and after her death the said property shall vest upon their son namely Debdas Bhattacharjee alias Debdas Bhattacharyya;

AND WHEREAS thus the said Debdas Bhattacharyya alias Debdas Bhattacharjee had acquired the aforesaid property after the demise of his father Sashadhar Bhattacharjee died on 12.10.2015 and mother Parbati Bhattacharjee who died on 27.02.2006 and while seized and possessed of the said property duly mutated his name in the Office of the Kolkata Municipal Corporation, under Ward No. 93, being Premises No. 368/C, Lake Gardens, Kolkata- 700045, having Assessee

No. 210930806626 and by paying taxes and outgoings enjoying the said property free from all encumbrances;

AND WHEREAS the aforesaid Bibhuti Bhusan Bhattacharjee while had been in peaceful possession of his aforesaid Lot-'B' property died on 16.03.2006 testate leaving behind a Will dated 24.11.1995 and the said Will was duly probated before the Learned District Delegate at Alipore in Act 39, Case No. 231 of 2008(P) and as per the said Probated Will his son namely Sanjoy Bhattacharya acquired the aforesaid property left by Bibhuti Bhusan Bhattacharjee, since deceased;

AND WHEREAS thus the said Sanjoy Bhattacharya had acquired the aforesaid property duly mutated his name in the Office of the Kolkata Municipal Corporation, under Ward No. 93, being Premises No. 368B, Lake Gardens, Kolkata- 700045, having Assessee No. 210930806614 and by paying taxes and outgoings enjoying the said property free from all encumbrances;

AND WHEREAS the aforesaid Amarendra Nath Bhattacharjee while had been in peaceful possession of his aforesaid Lot-'A' property died

intestate on 21.05.1985 leaving behind him surviving his wife Tara Bhattacharya and one daughter namely Mita Dutta nee Bhattacharya as his only legal heirs and successors who jointly inherited the aforesaid property left by Amarendra Nath Bhattacharjee, since deceased;

AND WHEREAS thereafter the said Tara Bhattacharya and Mita Dutta nee Bhattacharya being the joint lawful owners duly mutated their names in the Office of the Kolkata Municipal Corporation, under Ward No. 93, being Premises No. 368, Lake Gardens, Kolkata- 700045, having Assessee No. 210930802967 and by paying taxes and outgoings enjoying the said property free from all encumbrances, and subsequently the said Tara Bhattacharya died on 01.06.2021 leaving behind surviving her only daughter namely Mita Dutta nee Bhattacharya as her only legal heir and successor who have inherited the aforesaid property left by Amarendra Nath Bhattacharjee and Tara Bhattacharya, since deceased;

AND WHEREAS the said Debdas Bhattacharyya alias Debdas Bhattacharjee, Sanjoy Bhattacharya and Mita Dutta nee Bhattacharya while had been in peaceful possession and enjoyment of their

respective properties have duly amalgamated their aforesaid properties by execution and registration of a Deed of Amalgamation, dated 08.09.2023 and the said Deed had been duly registered in the Office of District Sub-Registrar-IV, Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1604-2023, Pages from 340904 to 340943, Being No. 160411113 for the year 2023 and subsequently jointly mutated their names in the Office of the Kolkata Municipal Corporation, under Ward No. 93, having Assessee No. 210930802967, being Premises No. 368, Lake Gardens, Police Station- Lake, Kolkata-700045 and by paying taxes and outgoings are thus jointly seized and possessed of the same by various acts of possession thereon, free from all encumbrances;

AND WHEREAS thus the said Debdas Bhattacharyya alias Debdas Bhattacharjee, Sanjoy Bhattacharya and Mita Dutta nee Bhattacharya became the lawful joint owners, occupiers and title holders in respect of **ALL THAT** piece and parcel of land measuring an area of 3 (three) Cottah 0 (zero) Chittacks 26 (twenty six) Square Feet be the same a little more or less, together with residential structures standing thereon measuring about 1580 Square Feet be the same a little more or less, lying and situated at and being Plot No. 28 of Bangur Park,

South Block 'A', in Pargana-Khaspore, Mouza- Arakpore, J.L. No. 39, Touzi No. 56, Khatian No. 112 with Khatian No. 130, part of C.S. Plot/Dag No. 224, within the limits of the Kolkata Municipal Corporation, under Ward No. 93, having Assessee No. 210930802967, being Premises No. 368, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, in the District of South 24- Parganas, together with all right, title, interest and right of easement attached thereto, which is more fully and particularly described in the *Schedule-'A'* hereunder written and hereinafter called and referred to as the '*said property*', free from all encumbrances;

AND WHEREAS the Owners/First Parties herein with an intention to develop the said property more fully described in the *Schedule-'A'* hereunder subject to delivery of possession of the property to the Developer herein and to commercially exploit the *Schedule-'A'* property into a multistoried Building containing several independent sellable units consisting of commercial and residential spaces and the Developer represented itself to be sufficiently conversant and experienced in constructing high rise buildings having good and sufficient financial strength and resources and on being satisfied with the discussions held by and between the Owner and the Developer

herein and the Developer also being satisfied and having shown its interest in constructing and having agreed to construct the said multi storied building on the said property the Owner doth hereby appoint and authorize the Developer/Builder herein to erect and construct a multistoried building upon the *Schedule-'A'* property and in accordance with the building sanctioned plan SUBJECT TO delivery of vacant possession and building Sanction Plan from the Kolkata Municipal Corporation on the terms, stipulation and conditions set forth herein below;

NOW THIS AGREEMENT WITNESSETH as follows : -

ARTICLE-I- DEFINITIONS

Unless in these presents there is something in the subject or context repugnant to or inconsistent therewith:

- 1.1. **BUILDING** : The building shall mean and include the proposed multistoried to be constructed as per plan to be sanctioned regularized/altered plan by the Kolkata Municipal Corporation on the said property for residential purpose and shall include the car parking etc and other

spaces intended or meant for the enjoyment of the building and its occupants.

- 1.2. **BUILDING PLAN**: shall mean the Plan to be submitted before the KMC by the Developer after signing of these presents and to be sanctioned by the Kolkata Municipal Corporation and shall include any amendment or modification thereof made or caused to be made by the Developer.
- 1.3. **BUILT UP OR PLINTH AREA**: shall mean the area of the flat/apartment that includes the area covered by the half depth of the partition walls and full depth of outer walls and the columns, including the area of stair case, stair-landing, or internal passage; of that floor so it is net area of a flat, including space covered by the walls.
- 1.4. **SUPER BUILT UP AREA**: shall mean the built up or the plinth area of an apartment and/or unit as added by the proportionate share of common areas like corridors, staircase, stair head room, lift room, lift machine room,

motor room, security room and an area reserved for indoor games if any, overhead and underground reservoir etc.

1.5. OWNERS : The owners shall mean the owners of the land namely- (1) Debdas Bhattacharyya alias Debdas Bhattacharjee son of Late Sashadhar Bhattacharjee alias Sasudhar Bhattacharyya, (2) Sanjoy Bhattacharya son of Late Bibhuti Bhusan Bhattacharjee alias Bibhuti Bhusan Bhattacharya and (3) Mita Dutta nee Bhattacharya daughter of Late Amarendra Nath Bhattacharjee alias Amarendra Nath Bhattacharya, wife of Sanjit Dutta shall mean and include each of their respective legal heirs, successors, executors, administrators, legal representatives, nominees and/or assigns.

1.6. DEVELOPER : shall mean the person who develops the land of others by means of construction of land, promoting of land, to make construction on the land of others and all other allied jobs and Developer herein is SYNERGY TECHNOLOGIES a Proprietorship Firm having its office at 367, Lake Gardens, Post Office-Lake Gardens,

Police Station- Lake, Kolkata- 700045, represented by its
Sole Proprietor namely Sri Joydeep Mukherjee son of Dr.
N G Mukherjee, shall mean and include its successor-in-
office, executor-in-office, administrators, legal
representatives, nominees and/or assigns.

1.7. **CO-OWNER/S** : Co-Owner/s shall mean and include the
person or persons those who will purchase or agreed to
purchase units, shops, offices, flats, parking spaces, etc
in the aforesaid newly constructed building and if the land
owners presently herein keep unit or space therein he/she
or his/her nominated persons would be also co-owners
with others.

1.8. **PREMISES** : Premises shall mean and include the
premises to be developed being ALL THAT piece and
parcel of land measuring an area of 3 (three) Cottah 0
(zero) Chittacks 26 (twenty six) Square Feet be the same a
little more or less, together with residential structures
standing thereon measuring about 1580 Square Feet be
the same a little more or less, lying and situated at and

being Plot No. 28 of Bangur Park, South Block 'A', in Pargana-Khaspore, Mouza- Arakpore, J.L. No. 39, Touzi No. 56, Khatian No. 112 with Khatian No. 130, part of C.S. Plot/Dag No. 224, within the limits of the Kolkata Municipal Corporation, under Ward No. 93, having Assesse No. 210930802967, being Premises No. 368, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, in the District of South 24- Parganas, together with all right, title, interest and right of easement attached thereto, together with all easement rights over, through and along with Roads adjacent to the said Plot of Land, including all rights, title, interest, shares and possession which is more fully described in the **Schedule-'A'** hereunder after written.

- 1.9. **COMMON AREA AND COMMON INSTALLATION** : Shall mean and include the entrance and exit, stairways, landings, passage ways, pump room, overhead water tank, water pump and motor, side space, court yards and roof etc. which shall be required for common enjoyment constructions and installations comprised in the premises

as mentioned in the *Schedule-"A"* written hereunder and expressed or intended by the owners who will be hereinafter called and referred as the vendors for common use and enjoyment of the Co-owners but shall not include the portions which the Owners/First Parties and as well as the other units, flats, parking spaces, etc owners and occupiers shall have the user right with others in the newly constructed building or buildings.

1.10. OWNERS' ALLOCATION : Shall mean and include **ALL THAT** piece and parcel of **Entire Second Floor**, comprising of 2 (two) self contained equal Flats, one on the Eastern side and another on the Western side; and One self contained Flat on the Eastern side being half portion of the entire **Third Floor** along with 3 (three) Parking spaces on the Ground Floor, out of the total F.A.R or total constructed area according to sanctioned building plan available in the said newly constructed multistoried building, together with common user of the staircase and lift, to be constructed as per building plan to be sanctioned/regularized/alterd by the K.M.C. together

with the common service areas, amenities and facilities of the proposed building together with proportionate undivided share of land described in the **Schedule-A** property as Owners' Allocation is more fully described in the **Schedule-B** hereinafter written **AND** apart from that the Developer will pay a total cash consideration amount of Rs. 30,00,000/- (Rupees thirty lakhs) only as non-refundable/forfeit money in the manner as follows:-

- a) The Developer is hereby agreeing to pay a sum of Rs. 5,00,000/- (Rupees five lakhs) only to each owner i.e. total amounting to Rs. 15,00,000/- (Rupees fifteen lakhs) only to be paid to the landowners in separate manner, as mentioned herein above, at the time of execution of this presence, as per Memo below.

- b) The remaining amount of Rs. 15,00,000/- (Rupees fifteen lakhs) only will be paid to the Owners/First Parties i.e. @ Rs. 5,00,000/ (Rupees five lakhs) only to each of the owners at the time of starting the

construction work immediately after obtaining the sanction building plan from Kolkata Municipal Corporation and the above sum, so paid is to be treated neither refundable nor adjustable in any manner whatsoever.

1.11. DEVELOPER'S ALLOCATION : shall mean and include the entire remaining total constructed area available in the said newly constructed building save and except the flat or area under Owners' allocation, available as per sanctioned plan including the commercial/semi-commercial area in the Ground Floor and First Floor, together with common user of the staircase, lift area, lift lobby, common waiting area of the proposed building to be constructed as per building plan to be sanctioned/regularized/alterd by the K.M.C. along with additional floor if any available under any rule of KMC, together with the common service areas, amenities and facilities of the proposed building together with proportionate undivided share of land described in the **Schedule-A** property as

Developer's Allocation is more fully described in the **Schedule-'C'** hereinafter written.

1.12. MAINTENANCE : shall mean maintenance of the common areas, amenities and facilities and shall be joint responsibilities of the flat owners but maintenance of internal facilities shall be borne by the respective flat owners.

1.13. POSSESSION OF OWNER: The Developer shall provide **two shifting** to the owners till the completion of the construction of the new multistoried building within 30 (thirty) months from the date of obtaining the Sanction Plan from the Office of the KMC by the Developer and from getting delivery of vacant khas possession of the **Schedule-'A'** property and thereafter shall handover the Owners' allocation to the owners in purely habitable condition for residential purpose of the owners including proper operation of the new lift in the proposed new building.

1.14. EXTENSION OF TIME: In the event the construction work is not completed within the said period of 30 (thirty) months from the date of obtaining the Sanction Plan from the Office of the KMC by the Developer and from getting delivery of vacant khas possession of the *Schedule-'A'* property an extension of 6 (six) months time will be provided to the Developer on mutual conversation and terms and conditions agreed thereon by the Developer and the Landowners.

1.15. SALEABLE SPACE: shall mean the space in the new building except Owners' allocation available for independent use and occupation after making due provision for common facilities and amenities.

1.16. SPECIFICATIONS: shall mean the specifications of the complete new building as stated in the *Schedule-'D'* hereunder written.

1.17. TIME OF CONTRACT: shall mean that this agreement shall be valid for 30 (thirty) months from the date of

obtaining the Sanction Building Plan from the Office of the KMC by the Developer and from getting delivery of vacant khas possession of the *Schedule-'A'* property as it is understood that time is the essence of this contract and the time period may be extended for 6 (six) months only on terms and conditions to be made by writing a supplementary agreement afresh.

1.18. UNIT: shall mean any flat, commercial spaces, car parking space, covered space having a covered area in the proposed building, which is capable of being exclusively owned, used and/or enjoyed by any Unit Owners and which is not the common portions.

ARTICLE- II - TITLE INDENTURE AND DECLARATIONS

The parties hereof do hereby declared and covenant with each other as follows:-

2.1. That the Owners have seized and possessed of and/or otherwise well and sufficiently entitled to the said premises.

- 2.2. That after getting vacant possession of the said premises the Developer will demolish the existing building and will take the value of the debris thereof. The Developer shall fill-in all types of holes in the ground by putting and filling up with good soil only and not by debris or any other articles. The Developer shall obey it as always.
- 2.3. That the said premises is free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments and trusts and/or other claims, demands or liability of whatsoever or howsoever nature.
- 2.4. That there is no attachment under the Income Tax Act or under any of the provisions of the Public Debt Recovery Act in respect of the said premises or any part thereof nor any proceedings in respect thereof is pending nor any notice in respect of any such proceedings has been received or served upon the Owners.

- 2.5. The Owners have absolute right and authority to enter into this agreement with the Developer in respect of the said premises agreed to be developed.
- 2.6. The Developer shall bear all the cost and expenses regarding land tax, property tax, and for all other clearance certificate required for purpose of sanction of the building plan unto submission of the building plan and shall bear all types of liabilities thereof till obtaining the Completion Certificate or reassessment which ever is earlier on completion of the proposed building and separate assessment of the respective flat Owners.

ARTICLE- III - THE OTHER RIGHT AND OBLIGATIONS

- 3.1 That the Owners for approval of the proposed building plan, water and drainage plan of the said building to be constructed on the said property shall sign all documents which may be required for obtaining the sanctioned of building/drainage/water plan and shall execute a registered Power of Attorney as required in favour of the Developer to enable them to get the plan sanctioned from the appropriate

authorities and to do all acts necessary for the construction of the proposed building.

3.2 The Developer shall get prepared the proposed building plan for the multistoried building on the said plot of land at its cost and initiatives and the same shall be handed over to the Owners for their approval within one month from execution of this Agreement and thereafter on sanction of building plan the construction work shall be commenced and completed in accordance with that plan along with regularization plan and/or altered plan and specification hereunder written.

3.3 That the owners shall pay the KMC taxes and other statutory dues in respect of the schedule property up to the date of signing of this Agreement and henceforth the Developer shall pay the said KMC taxes till reassessment a Completion Certificate which ever is earlier of the proposed building.

3.4 The Owners herein shall hand over the possession of the portion of the said premises occupied by them to the Developer with the execution of this presence for demolition

of the existing structures and the Developer would be entitled to take the debris of the existing structures.

- 3.5** The Owners shall sign and execute a Power of Attorney to be registered in favour of the Developer for dealing and/or sale, transfer or alienating the Developer's Allocated portions and/or its allocated flats, commercial/semi-commercial spaces, car parking spaces, units and/or spaces which are under the Developer's Allocation only on being fully satisfied with its allocation.
- 3.6** The Developer shall bear all costs and expenses of the development work and shall be liable for all cost and consequences, claims, damages, compensation and expenses arising out of any accident or injury sustained by any person/s during the construction work. The Developer shall remain further liable for all costs expenses and damages for any use of substandard material or substandard workmanship in the said project.

- 3.7 The Developer shall not violate or contravene any of the provisions or rules applicable to construction of the said building.
- 3.8 The Developer shall remain further liable for all costs and consequences of its entire labour force and other employees.
- 3.9 The Developer shall handover possession of the flats/units and other spaces under the Owners' allocation complete in all respect to the owners at first and thereafter the Developer shall handover the khas physical possession of the other flat owners and hence not before the owners.
- 3.10 The Developer have no right to mortgage the portion of Owners' Allocation to any third party or any banking institution.

ARTICLE - IV- DEVELOPER'S RIGHT AND OBLIGATION

- 4.1 The Owners hereby grant subject to what has been hereinafter provided the absolute right to the Developer to

built, to construct, erect and complete the said building and to dispose of its allocations by entering into agreement for sale and/or other manner for the arrears except the areas allotted to the Owners or Owners' Allocation.

- 4.2** The Developer shall provide in the said building overhead tanks, underground reservoir, for sufficient use of water by the occupant of the said building and meter room space etc.
- 4.3** The Developer shall without creating any financial or other liability on the Owners, construct and complete the proposed building and unit and/or apartment herein.
- 4.4** All costs, charges, expenses, fines impositions, levies, taxes either income tax or any other taxes including payment of wages, salaries, remuneration to workers, labourers, contractors, engineers, masons etc. are to be borne by the Developer and the Owners shall have no liability in this context.

- 4.5** The Developer shall hand over peaceful khas possession of the Owners' allocation complete in all respect to them as herein before stated which is morefully and particularly described in the *Schedule "B"* of this agreement in a habitual and usable condition and complete in all respect.
- 4.6** The Owners agrees and undertakes to convey proportionate undivided share in land to the allottees of the Developer and/or its nominees.
- 4.7** It is agreed that existing meters of the Owners will be surrendered and the new C.E.S.C. main meter connection would be brought at the cost and expenses of the Developer and thereafter the Owners would take a new connection from the said main meter for their own individual use and occupation only at their own cost and expenses.
- 4.8** That the Developer shall held liable for any kind of damages to be caused in the newly constructed building and the owners shall in no way be liable and responsible for any kind of damage to be caused for construction of new building.

ARTICLE V- GENERAL

5.1. General Power of Attorney . The Owners shall execute, as necessary a registered General Power of Attorney in favour of the Developer for submitting the building plan, drainage/ water plan for necessary permission from KIT, Chief Valuer & Surveyor, Tax Assessment, W.B.F. & E.S. and before all other appropriate authority or authorities and dealing and transferring the Developer's allocation.

5.2. Force Majeure: shall mean and include any way and circumstances which the Developer has no control that is storm, earthquake, civil commotion, riots, natural calamities including lockdown for corona virus, other pandemic situation and other unforeseen events etc. for which the progress of the construction may be held up in that case the time for completion of the building may be extended by mutual consent of the Owners and the Developer.

ARTICLE- VI - SALE OF THE PROPERTY AND CONSIDERATION

MONEY

- 6.1. That in respect of transfer in any manner of the Developer's allocation area in the newly constructed building which is more fully described in the *Schedule 'C'* hereunder written and shall be enjoyed the names as Ownership basis and in any circumstances the land owner cannot claim or demand anything from such transfer.
- 6.2. That the Owners will sign and execute all the necessary papers and documents at the instance of the Developer for construction and for taking permission from the appropriate authorities.
- 6.3. That the Owners would handover all the original documents relating to the *Schedule 'A'* property, to the Developer at the time of execution of this presence. The Developer shall return all those original documents, deeds, things, etc, to the Owners only after completing the construction of the multi-storied building after sell of the entire developer's allocation as per present lawful practice.

ARTICLE VII. BUILDING

That the Developer would construct the building on the Schedule property mentioned hereunder as follows:-

- 7.1 The Developer shall construct the entire building including all other areas and including common areas and common paths of the building as per sanction plan with regularization and addition/alteration and specification given hereunder.
- 7.2 That the design and the nature of the building and the materials to be used shall be according to the quality and specification.
- 7.3 That the Developer shall be authorized by the Owners for and obtain temporary and/or permanent water connection and other inputs and facilities required for the building. The Owners shall be entitled to pay all the municipal tax till this date of execution of this presents.

7.4 That all costs, charges and expenses including architect's fees and all other expenses shall be discharged by the Developer and the Owners shall have no responsibility in this context.

7.5 The name of the new building to be constructed. The name of the new building to be allocated by the Owners only and to be conveyed to the Developer during the course of construction of the building.

THE SCHEDULE "A" ABOVE REFERRED TO

(Description of the Entire property)

ALL THAT piece and parcel of land measuring an area of 3 (three) Cottah 0 (zero) Chittacks 26 (twenty six) Square Feet be the same a little more or less, together with residential structures standing thereon measuring about 1580 Square Feet be the same a little more or less, lying and situated at and being Plot No. 28 of Bangur Park, South Block 'A', in Pargana-Khaspore, Mouza- Arakpore, J.L. No. 39, Touzi No. 56, Khatian No. 112 with Khatian No. 130, part of C.S. Plot/Dag No. 224, within the limits of the Kolkata Municipal Corporation, under Ward No. 93, having Assesse No. 210930802967,

being Premises No. 368, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, in the District of South 24- Parganas, together with all right, title, interest and right of easement attached thereto and the said property is butted and bounded in the manner as follows:-

- On the NORTH* :: By Premises No. 364, Lake Gardens;
- On the SOUTH* :: By Prince Anwar Shah Road;
- On the EAST* :: By Premises Nos. 366 & 367, Lake Gardens;
- On the WEST* :: By Premises No. 369, Lake Gardens.

THE SCHEDULE-"B" ABOVE REFERRED TO

(Description of the Owners' Allocation to be constructed)

ALL THAT piece and parcel of **Entire Second Floor**, comprising of 2 (two) self contained equal Flats, one on the Eastern side and another on the Western side; and One self contained Flat on the Eastern side being half portion of the entire **Third Floor** along with 3 (three) Parking spaces on the Ground Floor, together with common user of the staircase, lift, common areas and amenities of the proposed building to be constructed as per building plan to be sanctioned regularized/altered by the K.M.C. together with the

common service areas, amenities and facilities of the proposed building, together with undivided proportionate share in the land with the right to the remaining constructed area constructed building on the Schedule "A" property, together with all right, title, interest and right of easement attached thereto forming out of the Schedule-'A' property.

AND

Apart from that the Owners herein are further entitled to get a total cash consideration amount of Rs. 30,00,000/- (Rupees thirty lakhs) only as non-refundable/forfeit money in the manner as follows:-

- a) A sum of Rs. 5,00,000/- (Rupees five lakhs) only to be paid to each owner i.e. total amounting to Rs. 15,00,000/- (Rupees fifteen lakhs) only at the time of execution of this presence, as per Memo given below.
- b) And the remaining amount of Rs. 15,00,000/- (Rupees fifteen lakhs) only will be paid to the Owners/First Parties at the time of start of construction work immediately after obtaining the sanction building plan from Kolkata

Municipal Corporation and the said sum is to be treated as neither refundable nor adjustable.

THE SCHEDULE "C" ABOVE REFERRED TO

(Description of the Developer's Allocation)

ALL THAT piece and parcel of entire remaining total FAR or the total constructed area available in the said newly constructed building save and except the flat or area under Owners' allocation, available as per sanctioned plan including the commercial/semi-commercial area in the Ground Floor and First Floor, together with other residential areas and common user of staircases, stair landings, lift area, lift lobby, common waiting area of the proposed building to be constructed as per building plan to be sanctioned/regularized/alterred by the K.M.C. along with additional floor if any available under any rule of KMC, together with the common service areas, amenities and facilities of the proposed building together with proportionate undivided share of land described in the ***Schedule-A*** property, together with all right, title, interest and right of easement attached thereto.

THE SCHEDULE "D" ABOVE REFERRED TO

SPECIFICATION

STRUCTURE : Reinforced cement i.e. Ambuja/Ultra Tech/ACC/Lafarge and rod of Bokaro/Shyam/SRMB/Captain TMT/Tata Rod) Cement Concrete Beams Columns, New Standard ACC Block/Brick No. 1 picket etc.

WALL : 8"mm thick external wall and 4"mm thick internal wall made of AAC block.

FLOORING : All inside floor shall be 2'0"x2'0" Nano Finish vitrified tiles (Kajaria or Equivalent) except stair case will be made of marble flooring. Kitchen and Toilets will be made of anti-skid tiles (Kajaria or Equivalent).

DOOR : 32mm thick flush Board Door ISI standard with Godrej lock, water proof with main entrance door for entering into the flat with standard Godrej fittings.

WINDOW : Aluminium(1.5mm) sliding window with integrated grills.

TOILET : White/Ivory commode Hindustan/Cera/Parry or equivalent make, Flush Valve, wash basin, cold water provisions in shower line colour glazed tile(Branded) up to 6'-6" height.

KITCHEN : Granite top cooking counter and Stainless Steel sink. Wall over the slab will be entirely fitted with tiles.

ELECTRIC : Anchor/Havell's Modular make standard fittings as per requirement. An automatic electric driven pump for raising water from the underground water reservoir to the overhead tank.

PAINTING : Asian/ICI/Berger Enamel painted door window and grills cement based exterior paint. Mention that inside of owner's allocation flat area shall be painted with acrylic paint of similar brand.

PLASTER OF PARIS/Putty: All flats walls and ceiling Wall Putty (Birla White/JK)/Plaster of Paris.

WATER SUPPLY : Municipal water supply from over head water reservoir, PVC/cemented overhead tank with automatic refilling system.

LIFT : L.T./Otis/Adams/Kone or equivalent of at least 5 passengers with ARD.

THE SCHEDULE "E" ABOVE REFERRED TO

(Common areas and installations)

- 1) The foundation, columns, girders, beams supports, main wall, corridors, lobbies, stairs, stairways, landings, entrances, exits, pathways of the buildings and the said property.
- 2) Boundary walls and main gate of the said property.
- 3) Drainage and sewerage lines and other installations for the same (except only those installed within the exclusive area of any flat/unit/space).
- 4) Office room and caretaker's room on the ground floor.
- 5) Common bath and privy at the ground floor for use of caretaker, drivers, maintenance staffs of the said property.
- 6) Lifts, its equipments and installations, lift well, machine room etc.

- 7) Electric substation and electrical wiring and other fittings (excluding only those installed with the exclusive area of any flat/unit/space).
- 8) Water pumps and motors with installations and room thereof.
- 9) Overhead and underground water reservoirs together with all common plumbing installations for carriage of water (save only those exclusively within for the exclusive use of any flat/unit/space).
- 10) Electrical Meter room/space, power/capacity, its equipments and installations and rooms/space therefore.
- 11) Such other common parts, areas, equipment, installations, fittings, fixtures and spaces in or about the land and the building as may be necessary for passage to and/or user the common by the co-owners.

IN WITNESSES WHEREOF the **PARTIES** hereunto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

By the Parties at Kolkata

In the presence of :

WITNESSES:

1) Debas Bhattacharya

368 e Lake Gardens

Pin - 700045

2) Jayati Saha

Nangi Chatterjee Para
Batanagar, Maheshtala
Kolkata - 700140

Debas Bhattacharya alias
Debas Bhattacharjee

Sanjoy Bhattacharya

Mita Datta nee Bhattacharya

Drafted by me and prepared in my office :-

Abu Bakkar Halder

{Abu Bakkar Halder}

Advocate

Enrolment No. F-1825/1821 of 2001
Alipore Judges' Court,
Kolkata-700 027

Computer Print by me :

Abhishek Chowdhary

{ ABHISHEK CHOWDHARY }
Alipore Judges' Court, Kol- 27

Signature Of The **OWNERS**

SYNERGY TECHNOLOGIES

Proprietor

(JOYDEEP MUKHERJEE)

Signature Of The **DEVELOPER**

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer a sum of Rs. 15,00,000/- (Rupees fifteen lakhs) only as non-refundable money out of a total sum of Rs. 30,00,000/- (Rupees thirty lakhs) only, by the Owners/First Parties herein in the manner as follows :-

- | | |
|---|----------------|
| i) By Cheque No. 000022 , dated 18.06.2023
drawn on Axis Bank Ltd., | Rs. 2,00,000/- |
| ii) By Cheque No. 000023, dated 18.06.2023
drawn on Axis Bank Ltd., | Rs. 2,00,000/- |
| iii) By Cheque No. 000024, dated 26.06.2023
drawn on Axis Bank Ltd., | Rs. 2,00,000/- |
| iv) By Cheque No. 000002, dated 05.10.2023
drawn on UCO Bank, | Rs. 3,00,000/- |
| v) By Cheque No. 000003, dated 05.10.2023
drawn on UCO Bank, | Rs. 3,00,000/- |
| vi) By Cheque No. 000004, dated 05.10.2023
drawn on UCO Bank, | Rs. 3,00,000/- |

Rs. 15,00,000/-

(Rupees Fifteen Lakhs) only












Debedas Bhattacharaya alias
Debdas Bhattacharjee
Sanjoy Bhattacharya
Mita Dulal nee Bhattacharya

WITNESSES:












1) Gopa Bhattacharya
368 Lake gardens
Pin - 700045

2) Jayati Saha
Nangi Chatterjee Para
Batanagar, Maheshtala
Kolkata - 700140.












Signature Of The **OWNERS**

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



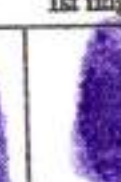



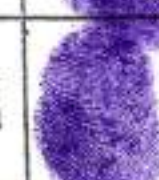




Name DEBDAS BHATTACHARYA alias DEBDAS BHATTACHARJEE
 Signature Deb Das Bhattacharya alias Deb Das Bhattacharjee

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

Name SANJOY BHATTACHARYA
 Signature Sanjoy Bhattacharya

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

Name MITA DUTTA NEE BHATTACHARYA
 Signature Mita Dutta Nee Bhattacharya

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

Name JOYDEEP MUKHERJEE
 Signature Joydeep Mukherjee



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



192023240243935611

ERN Details

GRN:	192023240243935611	Payment Mode:	Online Payment
GRN Date:	03/10/2023 18:10:46	Bank/Gateway:	AXIS Bank
BRN :	717556311	BRN Date:	03/10/2023 18:12:40
GRIPS Payment ID:	031020232024393560	Payment Init. Date:	03/10/2023 18:10:46
Payment Status:	Successful	Payment Ref. No:	2002416199/2/2023 [Query No]*(Query Year)

Depositor Details

Depositor's Name:	JOYDEEP MUKHERJEE
Address:	25/12, P. G. M. SHAH ROAD
Mobile:	9433096177
Depositor Status:	Others
Query No:	2002416199
Applicant's Name:	Mr Abu Bakkar Halder
Identification No:	2002416199/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	03/10/2023
Period To (dd/mm/yyyy):	03/10/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002416199/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2002416199/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	15021
			Total	54942

IN WORDS: FIFTY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2002416199/2023	Office where deed will be registered
Query Date	21/09/2023 9:44:20 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Abu Bakkar Halder Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830413252, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 15,00,000/-]	
Set Forth value	Market Value	
	Rs. 1,60,15,262/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,021/- (Article:48(g))	Rs. 15,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, Premises No: 368, Ward No: 093, Pin Code : 700045

Sch No	Plot Number	Khatian Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 26 Sq Ft		1,50,28,749/-	Property is on Road
Grand Total :				5.0096Dec	0 /-	150,28,749 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1580 Sq Ft.	0/-	9,86,513/-	Structure Type: Structure
Gr. Floor, Area of floor : 1580 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1580 sq ft	0 /-	9,86,513 /-	



Lord Details :

	Name & address	Status	Execution Admission Details :
	Mr Debdas Bhattacharyya, (Alias: Mr Debdas Bhattacharjee) Son of Late Sasadhar Bhattacharyya, E 2/10, VIII M Housing Cooperative Society, 20/1, Ultadanga Main Road, City:- Not Specified, P.O:- Ultadanga, P.S:-Ultadanga, District-Kolkata, West Bengal, India, PIN:- 700067 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. aexxxxxx6r, Aadhaar No.: 69xxxxxxxx6413, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Sanjoy Bhattacharya Son of Late Bibhuti Bhusan Bhattacharya, 162/B/368B, Lake Gardens, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. adxxxxxx7e, Aadhaar No.: 85xxxxxxxx3755, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs Mita Dutta, (Alias: Mrs Mita Bhattacharya) Daughter of Late Amarendra Nath Bhattacharya, 368, Lake Gardens, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. anxxxxxx2f, Aadhaar No.: 26xxxxxxxx7418, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SYNERGY TECHNOLOGIES (Sole Proprietorship) ,367, Lake Gardens, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 PAN No. aixxxxxx4c, ,Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Joydeep Mukherjee Son of Dr N G Mukherjee 25/12, Prince Golam Mohammad Shah Road, Golf Garden, City:- Not Specified, P.O:- Golf Green, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. aixxxxxx4c, Aadhaar No.: 98xxxxxxxx8521	SYNERGY TECHNOLOGIES (as proprietor)

Identifier Details :

Name & address
Mr Abu Bakkar Halder Son of Abdul Kader Halder Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Debdas Bhattacharyya, Mr Sanjoy Bhattacharya, Mrs Mita Dutta, Mr Joydeep Mukherjee



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Debdas Bhattacharyya	SYNERGY TECHNOLOGIES-1.66986 Dec
2	Mr Sanjoy Bhattacharya	SYNERGY TECHNOLOGIES-1.66986 Dec
3	Mrs Mita Dutta	SYNERGY TECHNOLOGIES-1.66986 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Debdas Bhattacharyya	SYNERGY TECHNOLOGIES-526.667 Sq Ft
2	Mr Sanjoy Bhattacharya	SYNERGY TECHNOLOGIES-526.667 Sq Ft
3	Mrs Mita Dutta	SYNERGY TECHNOLOGIES-526.667 Sq Ft

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 210930802967 Premises No. : 368 Ward No. : 093 Street Name : LAKE GARDENS	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : DEBDAS BHATTACHARYYA ALIAS DEBDAS BHATTACHARJEE , SANJOY BHATTACHARYA, MITA DUTTA NEE BHATTACHARYA Owner Address : 368 LAKE GARDENS, KOLKATA-45 Pin No. : 700045	Character of Premises: Total Area of Land:

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 21-10-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 21-10-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.





BAR COUNCIL OF WEST BENGAL
(STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
2 & 3 KRISHANKAR ROY ROAD, CALCUTTA-700 007
PHONE: 26-226/2023
IDENTITY CARD



Name
ABU BAKKAR HALDER Advocate
Father's/Husband's Name
ABDUL KADER HALDER
[Signature] CHAIRMAN EX-COMMITTEE *[Signature]* CHAIRMAN

Abu Bakkar Halder.

Card No. B-2226
Address Recorded on the Roll Vill-Jalkhura,
P.O.+P.S.-Mahestala, Dist-24pgs(S).
Present Address Do.
Enrolment No F-1825/1821/2001
Date of Enrolment 15.01.2002 Date of Birth 18.04.74
Date 11-9-02
Secretary/Assistant Secretary

Major Information of the Deed

Deed No :	I-1604-12502/2023	Date of Registration	06/10/2023
Query No / Year	1604-2002416199/2023	Office where deed is registered	
Query Date	21/09/2023 9:44:20 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Abu Bakkar Halder Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830413252, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,60,15,262/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 15,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



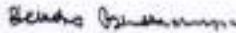


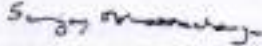


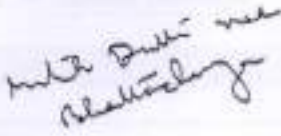
District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, , Premises No: 368, , Ward No: 093 Pin Code : 700045

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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Structure Details :

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Total :		1580 sq ft	0 /-	9,86,513 /-	



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Debdas Bhattacharyya, (Alias: Mr Debdas Bhattacharjee) Son of Late Sasadhar Bhattacharyya Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office	 06/10/2023	 LTI 06/10/2023 Captured	 06/10/2023
E 2/10, VIII M Housing Cooperative Society, 20/1, Ultadanga Main Road, City:- Not Specified, P.O:- Ultadanga, P.S:-Ultadanga, District:-Kolkata, West Bengal, India, PIN:- 700067 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aexxxxxx6r, Aadhaar No: 69xxxxxxxx6413, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Sanjoy Bhattacharya Son of Late Bibhuti Bhusan Bhattacharya Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office	 06/10/2023	 LTI 06/10/2023 Captured	 06/10/2023
162/B/368B, Lake Gardens, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx7e, Aadhaar No: 85xxxxxxxx3755, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mrs Mita Dutta, (Alias: Mrs Mita Bhattacharya) Daughter of Late Amarendra Nath Bhattacharya Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office	 06/10/2023	 LTI 06/10/2023 Captured	 06/10/2023
368, Lake Gardens, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake) District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: arxxxxxx2f, Aadhaar No: 26xxxxxxxx7418, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SYNERGY TECHNOLOGIES 367, Lake Gardens, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 , PAN No.:: a1xxxxx4c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>Mr Joydeep Mukherjee (Presentant) Son of Dr N G Mukherjee Date of Execution - 06/10/2023, , Admitted by: Self, Date of Admission: 06/10/2023, Place of Admission of Execution: Office</p>   <p>Out: 6 2023 11:57AM LTI 06/10/2023</p> <p>06/10/2023</p> <p>25/12, Prince Golam Mohammad Shah Road, Golf Garden, City:- Not Specified, P.O:- Golf Green, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: a1xxxxx4c, Aadhaar No: 98xxxxxxxx8521 Status : Representative, Representative of : SYNERGY TECHNOLOGIES (as proprietor)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abu Bakkar Halder Son of Abdul Kader Halder Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	06/10/2023	06/10/2023	06/10/2023
Identifier Of Mr Debdas Bhattacharyya, Mr Sanjoy Bhattacharya, Mrs Mita Dutta, Mr Joydeep Mukherjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Debdas Bhattacharyya	SYNERGY TECHNOLOGIES-1.66986 Dec
2	Mr Sanjoy Bhattacharya	SYNERGY TECHNOLOGIES-1.66986 Dec
3	Mrs Mita Dutta	SYNERGY TECHNOLOGIES-1.66986 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Debdas Bhattacharyya	SYNERGY TECHNOLOGIES-526.66666700 Sq Ft
2	Mr Sanjoy Bhattacharya	SYNERGY TECHNOLOGIES-526.66666700 Sq Ft
3	Mrs Mita Dutta	SYNERGY TECHNOLOGIES-526.66666700 Sq Ft

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Endorsement For Deed Number : I - 160412502 / 2023

On 06-10-2023

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

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

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

Presented for registration at 11:43 hrs on 06-10-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Joydeep Mukherjee ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,60,15,262/-

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

Execution is admitted on 06/10/2023 by 1. Mr Debdas Bhattacharyya, Alias Mr Debdas Bhattacharjee, Son of Late Sasadhar Bhattacharyya, E 2/10, VIII M Housing Cooperative Society, 20/1, Ultodanga Main Road, P.O: Ultadanga, Thana: Ultadanga, , Kolkata, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Retired Person, 2. Mr Sanjoy Bhattacharya, Son of Late Bibhuti Bhusan Bhattacharya, 162/B/368B, Lake Gardens, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Retired Person, 3. Mrs Mita Dutta, Alias Mrs Mita Bhattacharya, Daughter of Late Amarendra Nath Bhattacharya, 368, Lake Gardens, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Others

Identified by Mr Abu Bakkar Halder, , Son of Abdul Kader Halder, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

Execution is admitted on 06-10-2023 by Mr Joydeep Mukherjee, proprietor, SYNERGY TECHNOLOGIES (Sole Proprietorship), 367, Lake Gardens, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045

Identified by Mr Abu Bakkar Halder, , Son of Abdul Kader Halder, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,053.00/- (B = Rs 15,000.00/- ,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 15,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2023 6:12PM with Govt. Ref. No: 192023240243935611 on 03-10-2023, Amount Rs: 15,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 717556311 on 03-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9216, Amount: Rs.100.00/-, Date of Purchase: 13/09/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2023 6:12PM with Govt. Ref. No: 192023240243935611 on 03-10-2023, Amount Rs: 39,921/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 717556311 on 03-10-2023, Head of Account 0030-02-103-003-02

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 376531 to 376591

being No 160412502 for the year 2023.



Digitally signed by Anupam Haider
Date: 2023.10.06 12:50:26 +05:30
Reason: Digital Signing of Deed.

(Anupam Haider) 06/10/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.