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Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheet/s attached with this document are the part of this document

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District Sub-Registrar-  
Bapore South 24 Pargan

13 APR 2021

**DEVELOPMENT AGREEMENT**

This **AGREEMENT** made this 13<sup>th</sup> day of April Two Thousand Twenty One ;(2021) **BETWEEN** SRABANI AGARWAL @ SRABANI MUKHERJEE (PAN GPEPM1072M) Aadhaar No 3121 2836 5730 Mob No 8910012472 daughter of Late Samar Mukherjee by faith Hindu, by occupation –Housewife, residing at B-82, Atabagan, Laskarpur , P.S. Bansdroni, Kolkata 700153, District South 24 Parganas,

*Manoj...*

2924

13 04. 2021

Date: \_\_\_\_\_  
Send to: Santanu Chatterjee  
of 696 Chowhatta Kal-149  
Purpose: Income

*SD*  
Santanu Das  
Stamp Vender  
Alipore Police C.  
South 24 Pgs

2924 new in the name of



7

District Sub-Registrar-I  
Alipore, South 24 Parganas

13 APR 2021

Identified by  
Santanu Das  
SU into B. C. D. M.  
Picture taken from  
Kal-27

hereinafter called and referred to as the OWNER/ FIRST PARTY (which expression unless repugnant to the context shall mean and include her heirs, executors, administrators, representatives and assigns) of the ONE PART.

AND

SPANDAN CONSTRUCTION ( PAN ADUFS4965M), a Partnership Firm having its office at 696, Chowhati, Netaji Block, P.O. Chowhati, P.S. Sonarpur, Kolkata – 700149 represented through its partners namely 1. MANAS DUTTA( PAN ALAPD1409P) Aadhaar No 5432 5843 1856 Mob No 9830626578 son of Late Brajendra Kumar Dutta by faith Hindu, by occupation – Business, residing at 67, Ramkrishnanagar, P.O. Laskarpur, P.S. Narendrapur, Kolkata – 700153 2. RAJKUMAR NATH(PAN AHRPN3050H) Aadhaar No 8858 6145 6287 Mob No 8013378204 son of Late Paresh Chandra Nath residing at 696, Chowhati, Netaji Block, P.O. Chowhati, P.S. Sonarpur, Kolkata – 700149 hereinafter called the 'DEVELOPERS/ BUILDERS (which expression shall unless excluded by or repugnant to the subject or context be deemed

*Manas Dutta*



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District Sub-Registrar-I  
Alipore, South 24 Parganas

13 APR 2021

to mean and include their heirs, executors, administrators representatives and assigns) of the **OTHER PART**. *By Nationality of all Parties Indian.*

**WHEREAS** the owner herein namely Srabani Agarwal @ Srabani Mukherjee herein being Refuge displaced from East Pakistan now called Bangladesh came to the territory of State of West Bengal after partition of India and occupied a piece and parcel of land measuring 1(One) Cotthas 12( Twelve) Chittacks of land be the same a little more or less for their homestead purpose after partition of India and the owners herein had been residing with her family members by constructing a brick built structure since that time on the aforesaid plot of land which lying and situated at Mouza Kamdahari, J.L. No. 49, E.P. /L.O.P. No. 1720/1, C.S. Plot No 1023(P) under P.S. Bansdroni in the District of South 24 Parganas which is now known as Premises No. 484, Atabagan under Ward No. 111 within Kolkata Municipal Corporation and postal address B-82, Atabagan, Laskarpur , P.S. Bansdroni, Kolkata 700153, District 24-Parganas (South)

*Mangal Khat*

*Mangal Khat*

**AND WHEREAS** the said Srabani Agarwal @ Srabani Mukherjee herein while in possession and enjoyment of the aforementioned property subsequently 16<sup>th</sup> June 2010 by virtue of a registered Deed of Gift duly executed by the Govt. of the State of West Bengal through R.R.&R Department became the absolute owners in respect of the land measuring 1(One) Cotthas 12( Twelve) Chittacks of land be the same a little more or less which lying and situated at Mouza Kamdahari, J.L. No. 49, E.P. /L.O.P. No. 1720/1, C.S. Plot No 1023(P) under P.S. Bansdroni in the District of South 24 Parganas which is now known as Premises No. 484, Atabagan under Ward No. 111 within Kolkata Municipal Corporation and postal address B-82, Atabagan, Laskarpur , P.S. Bansdroni, Kolkata 700153, District 24-Parganas (South) which is morefully and particularly described in the Schedule 'A' hereunder written and the said Deeds of Gift were registered before the office of the Additional District Sub Registrar Alipore and recorded in Book No. I, Volume No. IX, Pages 313 to 316, being No. 670, for the year 2010.

*Mangal Kulkarni*

**AND WHEREAS** the owner namely Srabani Agarwal @ Srabani Mukherjee herein became the sole and absolute owner of the above mentioned property and mutated her name before the Calcutta Municipal Corporation as the recorded owner in respect of land measuring 1(One) Cotthas 12( Twelve) Chittacks of land be the same a little more or less which lying and situated at Mouza Kamdahari, J.L. No. 49, E.P. /L.O.P. No. 1720/1, C.S. Plot No 1023(P) under P.S. Bansdroni in the District of South 24 Parganas which is now known as Premises No. 484, Atabagan under Ward No. 111 within Kolkata Municipal Corporation and postal address B-82, Atabagan, Laskarpur , P.S. Bansdroni, Kolkata 700153, District 24-Parganas (South) and paying tax regularly in respect of the said property vide Assessee No 31-111-01-0823-4.

**AND WHEREAS** the party of the first being thus absolutely seized and possessed of the schedule 'A' property described herein could not maintained the homestead building which is almost at the verge of demolition of the decided to develop the said property by erecting ownership residential flat or apartment

*Manoj Kumar*

in a three storied building thereon upon complying the building rules of Kolkata Municipal Corporation with the help of some one who can develop the said property.

**AND WHEREAS** the owner with that object in view approached the party of the Second Party being termed as Builders/Developers herein having the experience to undertake such construction to enter into a Development Agreement to construct the said building with several residential flats and other garage or saleable space for themselves and also for sale to intending purchasers along with undivided proportionate share of the land equivalent to construction of individual flats.

**AND WHEREAS** the party of the second part/Developers herein being thus approached by the said party of the First Part, agreed to exploit and develop the said land particularly described in the schedule A written hereunder by construction of residential building upon demolition of the existing structure by arranging funds by the builders/Developers's absolute authority either from its own sources and/or from the intending buyers of the undivided proportionate share in land for

*Manoj Kutt*



construction of flats or apartments to be constructed in the said building hereby proposed to be constructed through the said Builders/Developers the party of the Second part.

**AND WHEREAS** the owners accepted the said proposal of the Builders/Developers subject to the terms and conditions herein after expressly described.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed by and between the parties hereto as follows :-

1. OWNERS : shall mean **SRABANI AGARWAL @ SRABANI MUKHERJEE** daughter of Samar Mukherjee by faith Hindu, by occupation –Housewife, residing at B-82, Atabagan, Laskarpur , P.S. Bansdrani, Kolkata 700153, District South 24 Parganas,
2. BUILDER/DEVELOPER: shall mean **SPANDAN CONSTRUCTION**, a Partnership Firm having its office at 696, Chowhati, Netaji Block, P.O. Chowhati, P.S. Sonarpur, Kolkata – 700149 represented through its partners namely **1. MANAS DUTTA(ALAPD1409P)** Aadhaar No 5432 5843 1856 Mob No **9830626578** son of Late Brajendra Kumar Dutta by faith Hindu,



by occupation – Business, residing at 67, Ramkrishnanagar,  
P.O. Laskarpur, P.S. Narendrapur, Kolkata – 700153 2.  
**RAJKUMAR NATH(PAN AHRPN3050H) Aadhaar No 8858 6145**  
**6287 MobNo 8013378204** son of Late Paresh Chandra Nath  
residing at 696, Chowhati, Netaji Block, P.O. Chowhati, P.S.  
Sonarpur, Kolkata – 700149.

3.THE SAID PROPERTY : shall mean all that a piece and  
parcel of 1(One) Cotthas 12( Twelve) Chittacks of land be the  
same a little more or less which lying and situated at Mouza  
Kamdahari, J.L. No. 49, E.P. /L.O.P. No. 1720/1, C.S. Plot No  
1023(P) under P.S. Bansdroni in the District of South 24  
Parganas which is now known as Premises No. 484,  
Atabagan under Ward No. 111 within Kolkata Municipal  
Corporation and postal address B-82, Atabagan, Laskarpur ,  
P.S. Bansdroni, Kolkata 700153, District 24-Parganas (South)

4.BUILDING : shall mean and include the proposed three  
storied building to be constructed at the said property and  
particularly mentioned in the schedule B written hereunder.

5.COMMON FACILITIES : shall mean and include roof,  
corridors, ways, stairs, elevetor, passage, drive ways common



lavatories provided by the Developer, water pump, meter and other facilities which will be provided by the Builder/Developer in the new building. As described in schedule 'C' & 'D' written hereunder.

6. SALEABLE SPACE : shall mean and include the space in the new building as will be available as per terms of this agreement for exclusive use and utilization by the builders/developers after making due provision for common facilities and space required thereof and after making provision of Owner's allocation and proportionate share in land.

7. OWNER'S ALLOCATION IN THE NEW BUILDING : shall mean the owner will get entire Ground floor including shop of the said three storied building with proportionate share of land including common areas with facilities. and Rs. 10,00,000( Ten Lakhs) will be paid by the Developer to the owner as non refundable money out of which Developer has paid Rs 1,20,000/- ( One Lakh Twenty Thousand) at the time of signing this agreement and power of attorney and Balance money will be paid by the Developer to the owner at the time of delivery of owner allocation.

*Manoj Kumar*

8. DEVELOPER/S BUILDERS/ALLOCATION : shall mean and include the remaining portion of the proposed three storied building with undivided proportionate of land.
9. THE ARCHITECT: shall mean such person or persons with requisite qualification who will be appointed by the Builder/Developer for designing and planning the new building.
10. BUILDING PLAN : shall mean such plan prepared by the Architect for the construction of the new building as described in schedule B written hereunder.
11. TRANSFER : with it's grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building to builder or his nominated purchaser thereof without causing in any manner inconveniences or disturbances to the owner's allocation.
12. TIME : shall mean the construction shall be completed within 18 months from the date of sanction plan of the said premises and extra 6 months for natural calamity and labour crisis .

*Manoj Mittal*

13.COMMEMCEMENT : This Agreement shall be deemed to have commenced with effect from the date of execution of this agreement.

14. Name of the Building shall be decided by both parties herein.

15. Owner's Rights and obligations:-

a) The owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property described in the schedule A below before construction of proposed building as per this agreement and have absolute right title and interest to deal with the same and in the manner herein mentioned.

b) None other than the owner herein or authorized person has any right title claim and/or demand over and in respect of the said premisesand/or any portion thereof before construction of proposed building as per this agreement.

c) There is no excess vacant land in the said property within the meaning of the urban land (ceiling & Regulation Act, 1976).



d) Owners herein are liable to deliver proper documents in respect of said premises as an absolute owner.

16. CONSIDERATION : In consideration of the owner having agreed to permit the Builder/Developer to commercially exploit the said property and to construct erect and build a new building in accordance with the specifications and material description which are stated in details in schedule 'D' below in the land described in schedule 'A' written hereunder.

a) The Builder/Developer shall provide to the owner for flats in the new building as per owner's allocation mentioned in clause 7 herein above in this agreement at first before delivering the Developer allocation.

17. BUILDER'S/DEVELOPER'S RIGHTS :

a) All applications, plan , deed and other paper and documents as may be required by the Builder/Developer for the purpose of obtaining necessary construction and submitted by the Builder/Developer behalf of the owner at their equal costs of owner and developer and the Builders/Developers shall pay all chares and bear all fees of Architect's fees.

*Manoj Kulkarni*

b) The owners hereby grant subject to what has been hereudner provided exclusive right to the builders/Developers to built upon and to exploit commercially the said plot of land and to take all necessary steps thereto in accordance with the plan. Developers/Builders shall handover the owner's allocation in accordance with the specifications more fully described in the schedule 'D' below and the builder/developer shall construct and complete the flats in accordance with the plan. The Builder/Developer shall bear all costs, charges and expenses for the construction of all the residential flats including owner's allocation and the said owner's allocation will be made fit for occupation with proportionate rights in all manner and portions of the said building at the costs and expenses of the Builder/Developer.

#### 18.POSSESSION

1. The owner shall vacate the existing building along with the land appurtenant therein as described in the Schedule A and shall deliver free, quite, peaceful and unencumbered exclusive vacant possession of the property to the Builders/Developers and as per agreement the Builders/Developers shall be entitled to obtain vacant

*Manoj K. H.*

possession of the premises upon demolition of the existing structure of the building and take away the old materials of the demolished building in to the Builder/Developer's custody at their own costs and also to survey the said land and to do all necessary jobs for the purpose of construction of the proposed building in terms of this agreement.

2. The Builders/Developers shall complete the owner's allocation of the proposed building positively within 18 months from the date of sanction plan of the premises unless prevented by any unforeseen circumstances beyond the control of the builders/developers. And hand over the owner's allocation in finished and habitable condition with all arrangement and other necessary fittings as per specifications described in Schedule 'D' below.

3. The owner shall have absolute right to transfer or otherwise deal with the owner's allocations along with proportionate share in common areas and common passage without any reference to the Builder/Developer or any person or persons whatsoever upon getting possession of his allotted respective portion.

*Manoj Kulkarni*



4. The Builder/Developer shall have exclusive right, title and interest to the Builder/Developer's allocation in the new building with exclusive undisturbed right to transfer, sale and/or otherwise deal with or dispose of the same without however affecting any right, title claim or interest therein as per this agreement whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Builder/Developer's allocation. The owner shall be liable to execute any deed for registration in favour of related person to make free title of the said premises after getting their allocation.
5. The owner hereby further undertakes to give the Builders/Developers the General power of Attorney in a form and manner reasonably required for the purposes of smooth construction work in terms of this deed and to deal with by way of transfer and dispose off Builders/Developers allocation. It is further understood however that such dealings shall neither in any way fasten or create any financial or legal liability upon the owner nor there shall be any clause inconsistent with or against the terms mentioned in this agreement.

A handwritten signature in blue ink, appearing to read "Manoj Kumar", is written over the bottom portion of the text in paragraph 5.

19.COMMON EXPENSES:

- a) The Builders/Developers and owners shall pay and bear all property taxes and other dues and out goings in respect of the said building accruing due as and from the date of handing over vacant possession of the land or part thereof equally
- b) As soon as the new building is completed within the time herein before mentioned, the Builder/Developer shall deliver the owner allocation in terms of this agreement and according to the specifications and plan thereof and certificate of Architet.

20.OWNER'S OBLIGATION

- a) The owner shall give unencumbered land and premises simultaneously with the execution of this deed of agreement to the Builders/Developers. The owner hereby covenants with the Builders/Developers not to cause any hindrance in the construction of The building at the said property by the Builder/ Developer.

A handwritten signature in blue ink, appearing to read "Clarence Kutt", is written in a cursive style at the bottom of the page.

b) The owner hereby agrees to covenant with the Builders/ Developers not to do any act or deed or things whereby the Builders/ Developers may be prevented from selling assigning and/or disposing of any part or portion of the Builders/ Developer's allocation in the building or for the said property save and except the right of proportionate share in the land of the owner.

c) The owners hereby agree and covenant with the Builders/Developers not to let out, grant, lease, mortgage and/or charge the allocated portion of the Builders/Developers in the super built up construction, but shall have all those rights of alienation in respect of their allocated portion upon getting possession on completion of the building, to any person/persons, company/ companies. The Builders/ Developers also shall have not right to let-out, grant, lease, mortgage and/or charge the allocated super built up areas of the owner.

d) The owner hereby declare in clear and unequivocal terms that neither they nor their heirs and representatives after

*Manoj Kumar*

execution of this agreement shall encumber or otherwise transfer the land described in the Schedule 'A' and shall abide this stipulation set out in the agreement itself within construction period.

e) The Builders/ Developers will have the right to enter into agreement for sale of the flats and/or space of the proposed building (excepting the reserved flats mentioned in clause 7 herein above of owners along with the proportionate undivided share in land and in common portion) with any intending purchasers. The Builders/Developers shall also be entitled to take earnest and consideration money for proportionate share in land and construction cost as advance as well as consideration money from any intending purchaser or purchasers in respect of the flats of the proposed building allotted to the Builders/ Developers.

f) Upon execution of this Agreement, the Owners/ First Party shall execute a General Power of Attorney in favour of the Builders/ Developers or it's nominee or nominees authorising the Builder/ Developer or it's nominee or nominees as the case



may be for taking all necessary steps in connection with the property described in the Schedule A written hereunder and to represent the owner before the Calcutta Municipal Corporation, C.I.T. Calcutta and West Bengal Police, Fire Brigade and any other authorities including State or Central Government in connection with the construction of the proposed building and also to sign application, schemes, Maps, Drawings, Plans and other writings in his behalf and also to appear before any authorities and also to execute agreement for sale of flats as well as deed of conveyance in respect of portions allotted to the Builders/ Developers and to receive considerations thereof.

#### 21. BUILDER/ DEVELOPER'S OBLIGATION

The Builders/ Developers hereby agrees and covenants with the Owner not to violate or contravene any of the provisions of rules applicable for construction of the building and shall positively complete the construction within 18 months from the date of sanction plan and shall positively deliver owner's allocation within a month thereafter.

- a) To provide one temporary residential accommodation to the owners of the land till the flats allotted to the owner in the

*Manoj Dutta*

proposed new building is delivered to him upon completion and the Developer will bear monthly rent Rs.5,000/- only of the temporary accommodation till the date of delivered the possession of the owner allocation.

b) Original Deed and others documents in respect of the property will be handed over by the owner and the developer will be bound to return the said original documents after complete the building.

c) The Developer will be liable to pay Rs.1,000/- per month as damages charges after expiring the stipulated period i.e. 18 months from the date of vacating the possession of the said property upto 6 months and next time the developer shall have no right title interest on the said property as void agreement.

d) The Developers will arrange Electricity meter in favour of Owner-Allocation.

## 22. OWNER'S INDEMNITY

The Owners hereby undertake that they will positively deliver the vacant unencumbered possession of the said property to the Builders/ Developers from the same day as per Agreement mentioned herein above.



23. Builder/ Developer's Indemnity:

a) The Builders/ Developers hereby undertake to keep the owner indemnified against all third party claims and notices arising out of any sort of act or commission or commission of the Builder/ Developer in or in relation to the construction of the said new Building strictly in terms of the plan.

24. The Agreement herein made shall not be treated as Partnership between the owners and the Builders/ Developers. The Builders/ Developers are given the absolute rights to develop the said property as aforesaid for commercial exploitation of Builders/ Developer's allocation in lieu of owner's allocation in terms of this Agreement.

25. Nothing in these presents shall be constructed as a demise or assignment or conveyance in land by the owners of the said property or any part thereof to the Builders/ Developers or as creating any right, title and interest in respect of thereof in the Builders/ Developers other than a exclusive license to the Builders/ Developers to commercially exploit the same to their

A handwritten signature in black ink, appearing to read 'Manoj Dutt', is written diagonally across the bottom of the page.

benefit in terms hereof provided However the Builders/ Developers shall be entitled to borrow money from any Bank or Banks or any private financial institutions without creating any financial liability on the owners and their other estate shall not be encumbered and/or liable for payment of any such dues of such Bank or Banks or any private financial institutions and for that purpose the Builders/Developers shall keep the owner indemnified against any action suits and proceedings and costs charges and expenses in respect thereof.

26. The one original Agreement and certified copy of a duly attested copy of the original Deeds and documents of title in respect of the said property shall be kept at the city office Builders/ Developers or at the office of their agents for the inspection of the intended purchaser or purchasers.

27. The Builders/ Developers hereby declare that they have entered into this Agreement as per their capability of development work upon relying on the owner's representation and bonafide about their title to the said property described in the Schedule A written hereunder.

A handwritten signature in black ink, appearing to read "Manoj Kumar", is written diagonally across the bottom of the page.



28. The Builders/ Developers, without prejudice to the rights and contentions of the owners, in this agreement, shall be entitled to enter into in their said capacity with any other contractor, architect and others for carrying out the said development at their risk and costs.

29. FORCE MAJEURE:

a) The respective parties herein mentioned shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any force majeure and this contract shall remain suspended during the period of such force majeure, if any.

b) The term force majeure shall mean floods, earth-quake, riots, war storm, tempest civil commotion, strikes, lock-outs and/or any other act or commission beyond the control of the Parties hereto.

30. ARBITRATION: Any dispute or differences on any matter relating to the terms and condition of this Agreement herein between the Parties hereto shall be referred to

A handwritten signature in black ink, appearing to read 'Mangal' followed by a stylized flourish.

arbitration under the provisions of the Indian Arbitration Act, 1940 and/or any other statutory modifications made thereto.

**SCHEDULE 'A' REFERRED TO ABOVE**

**ALL THAT** all that a piece and parcel of land measuring 1(One) Cotthas 12( Twelve) Chittacks of land be the same a little more or less which lying and situated at Mouza Kamdahari, J.L. No. 49, E.P. /L.O.P. No. 1720/1, C.S. Plot No 1023(P) under P.S. Bansdroni in the District of South 24 Parganas which is now known as Premises No. 484, Atabagan under Ward No. 111 within Kolkata Municipal Corporation and postal address B-82, Atabagan, Laskarpur , P.S. Bansdroni, Kolkata 700153, District 24-Parganas (South)

North : 20 feet wide Colony Road

SOUTH : LOP No 1722

EAST : LOP No 1720

WEST : 16 feet wide Colony Road

**SCHEDULE 'B' REFERRED TO ABOVE**

ALL THAT the piece and parcel of proposed three storied building to be constructed according to specification mentioned in schedule D as per plan in the land described in schedule A

*Ullas Dutta*

above having all the common facilities as described in schedule C written hereunder.

**SCHEDULE 'C' REFERRED TO ABOVE**

**(OWNER'S ALLOCATION IN THE 3STORIED BUILDING )**

owner will get entire Ground floor including shop of the said three storied building with proportionate share of land including common areas with facilities. and Rs. 10,00,000( Ten Lakhs) will be paid by the Developer to the owner as non refundable money out of which Developer has paid Rs 1,20,000/- ( One Lakh Twenty Thousand) at the time of signing this agreement and power of attorney and Balance money will be paid by the Developer to the owner at the time of delivery of owner allocation.

**SCHEDULE 'D' REFERRED TO ABOVE**

**(DEVELOPER/S BUILDERS/ALLOCATION)**

All that piece parcel of proposed remaining portion of constructed area of multi storied building of above mentioned property save and except the owner allocation in the land described in schedule A with proportionate share of land including common areas with facilities

*Mansutt*

**SCHEDULE 'E' REFERRED TO ABOVE**

1. Stair case on all the floors of the building.
2. Common passage including main entrance leading to the respective allotted flats.
3. Water pump and water tank under ground reservoir, overhead tank and water supply line.
4. Electric meter for pump installation and other common electrical service in the building and the meter room if any.
5. Drainage sewerage systems.
6. Boundary walls and main gate.
7. Such other common parts, equipment's installations, fixtures, fittings and spaces for occupancy of the respective portions in the building.

**SCHEDULE 'F' REFERRED TO**

Foundation	:	Sand filling with isolated footings.
	:	R.C..C. Frame Structures;
Wall	:	Internal wall and ceiling finished with plaster of paris;
Stair	:	Marble

*James Butt*

Brick work	:	Normal.
Floor	:	Floor Tiles
Toilet & Kitchen	:	6' height wall tiles/ kitchen 4'.Top – Granite.
Door	:	Main door Gamer, frem sal wood, Inside door flash door.
Windows	:	Steel window with Iron Grill.
Electricians	:	conceal wiring
Sanitary and Plumbing	:	Normal
Basin/Pan/ Commode	:	Hindustan made.
Water Supply	:	24 hours water supply K.M.C. water through PVC pipe.
Roof Treatment :		Normal
Outside of Building		colouring
Roof Wall Boundary		4 feet
Entrance	:	One Gate and secured boundary wall.

*James Bhatt*

**IN WITNESS WHEREOF** the Owner/Vendor and Developer hereunto set and subscribed their respective hands and seals this the day month and year first above written.

SIGNED SEALED AND DELIVERED to

In the presence of :-

WITNESSES :

1. *Samir Modak*  
Vill Bhangamali (Jat)  
735229
2. *Chandan Bhowmik*  
Alipore Police east  
Kd-27.

*Srabani Mukherjee*

**SIGNATURE OF THE  
OWNER**

SPANDAN CONSTRUCTION

*Raj Kumar Nath*

SPANDAN CONSTRUCTION

*Manoj Nath*

Partner

**SIGNATURE OF THE  
BUILDERS/DEVELOPERS**

**Drafted by :**

*Pratha Pratim Das*

**Pratha Pratim Das**  
Advocate,  
High Court, Calcutta  
Bar Association Room No. 13,  
F/639/1999

Typed by *Katelli Chakraverty*,

*Manoj Nath*

**MEMO OF CONSIDERATION**

**RECEIVED** this sum of Rs. 1,20,000( One Lakh Twenty Thousand) only from the Developer out of 10,00,000/- (Ten Lakhs) only as non refundable money against within mentioned development of property in the manner following :-

By Cheque No 000292 dt.13.04.2021 SBI Boral Branch

Rs 80,000/-

By Cash

Rs 40,000/-

**Total**

**Rs 1,20,000/-**












**WITNESSES :**

1. Samir Modak  
 vil- Bhangar Male  
 P.S- Moynageri  
 D.T. Jalpaiguri  
 Pin- 735224

Arabinda Mukherjee












**SIGNATURE OF THE OWNER**

2. Chandan Bhoswick  
 Alipore Jalpaiguri  
 1st fl - 27

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


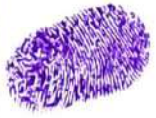









Name..... MANAS DUTTA .....

Signature..... Manas Dutta .....

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	left hand					
	right hand					

Name..... RAJKUMAR NATH .....

Signature..... Raj Kumar Nath .....

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

Name..... SRABANI AGARWAL @ SRABANI MUKHERJEE .....

Signature..... Srabani Mukherjee .....



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्वामी लेखा संख्या कार्ड  
Permanent Account Number Card  
GPEPM1072M



नाम / Name  
SRABANI MUKHERJEE

पिता का नाम / Father's Name  
SAMAR MUKHERJEE

02037021

जन्म की तारीख /  
Date of Birth  
08/08/1983

हस्ताक्षर / Signature

*Srabani Mukherjee*

*Srabani Mukherjee*

यदि कार्ड के खोने/पतने पर कृपया सूचित करें/वेबसाइट:  
आयकर सेवा सेंटर, एन एस डी  
चौमो, मॉडल, सर्वे नं. 997/8  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, नजद डीन बंगला चौक के पास  
पुणे - 411 016

If this card is lost / someone is lost card is found,  
please inform / return to:

Income Tax PAN Services Unit, NSDI  
4th Floor, Main Stairing,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deen Bungalow Chowk,  
Pune - 411 016

Tel: 011-20-2721-8080, Fax: 011-20-2721-8081  
e-mail: [unitinfo@nsdi.co.in](mailto:unitinfo@nsdi.co.in)



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

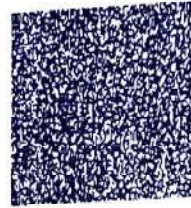
Enrolment No.: 0630/13451/00218

To  
Sraban Mukherjee  
B-82  
ATABAGAN  
Laskarpur  
Laskar Pur  
South Twenty Four Parganas West Bengal - 700153  
8910012472

Download Date: 24/02/2021

Issue Date: 15/02/2021

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

**3121 2836 5730**

VID : 9113 0560 1996 2990

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 24/02/2021



Sraban Mukherjee  
Date of Birth/DOB: 08/08/1983  
Female/ FEMALE

Issue Date: 15/02/2021

**3121 2836 5730**

VID : 9113 0560 1996 2990

मेरा आधार मेरी पहचान

Sraban Mukherjee

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ADUFS4965M



SPANDAN CONSTRUCTION

27112018

व्यवहार में प्रती तारीख  
Information  
25/07/2018

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वी भंजिल, मंत्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मोडल कालोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
mail: [timinfo@nsdl.co.in](mailto:timinfo@nsdl.co.in)

SPANDAN CONSTRUCTION

Raj Kumar Natta

Moner Katta

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAJKUMAR NATH

PARESH CHANDRA NATH

27/04/1977

Permanent Account Number

AHRPN3050H

*Raj Kumar Nath*  
Signature



17082015

*Raj Kumar Nath*

इस कार्ड के खोने / जाने पर कृपया सूचित करें। लीडाए:  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to:  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.  
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081,  
e-mail: [tdinfo@nsdl.co.in](mailto:tdinfo@nsdl.co.in)



भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrolment No.: 2189/69467/15538

To  
Rajkumar Nath  
S/O Paresh Chandra Nath  
696  
Chowhati Netaji Block  
Chowhati  
milan Samiti Club  
Rajpur Sonarpur (M)  
South 24 Parganas Chowhati  
West Bengal - 700149  
8013378204

Download Date: 30/03/2017

Generation Date: 18/03/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

**8858 6145 6287**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Rajkumar Nath  
DOB: 27/04/1977  
MALE



**8858 6145 6287**

मेरा आधार, मेरी पहचान

*Raj Kumar Nath*



*Manash Dutta*  
*Manash Dutta*

In case this card is lost / found, kindly inform / return to  
Income Tax PAN Services Unit, UTITSE  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपाएं :  
आयकर पैन सेवा यूनिट, यूटीआईएसई  
प्लॉट नं: ३, सेक्टर ११, सीबीडी बेलपुर,  
नवी मुंबई-४००, ६१४



ভারত সরকার  
Government of India



মানস দত্ত  
Manas Dutta  
জন্মতারিখ / DOB : 27/05/1971  
পুরুষ / Male



5432 5843 1856

আমার আধার, আমার পরিচয়

*Manas Dutta*  
*Manas Dutta*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
এম/ও: ব্রজেন্দ্রা দত্ত, 67  
রামকৃষ্ণ নগর, রাজপুর  
সোনারপুর (এম), লস্করপুর,  
দক্ষিণ ২৪ পরগনা, দক্ষিণ ২৪  
পরগনা, পশ্চিম বঙ্গ, 700153

Address:  
S/O: Brajendra Dutta, 67  
ramkrishna nagar, Rajpur  
Sonarpur (M), Laskarpur, South  
24 Parganas, South 24 Parganas,  
West Bengal, 700153

5432 5843 1856



1947



help@uidai.gov.in



www.uidai.gov.in



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

GRN Details

GRN: 192021220003543461  
GRN Date: 13/04/2021 12:32:10  
BRN: CKQ2195725  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 13/04/2021 12:04:37  
Payment Ref. No: 3000746435/6/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: MANAS DUTTA  
Address: 67, RAMKRISHNANAGAR SONARPUR KOLKATA 700153  
Mobile: 9433069769  
Depositor Status: Buyer/Claimants  
Query No: 3000746435  
Applicant's Name: Mr PARTHA PRATIM DAS  
Identification No: 3000746435/6/2021  
Remarks: Sale, Development Agreement or Construction agreement Payment No 6

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3000746435/6/2021	Property Registration- Stamp duty	0030-02-103-003-02	21
2	3000746435/6/2021	Property Registration- Registration Fees	0030-03-104-001-16	10021
			<b>Total</b>	<b>10042</b>

IN WORDS: TEN THOUSAND FORTY TWO ONLY.



### Major Information of the Deed



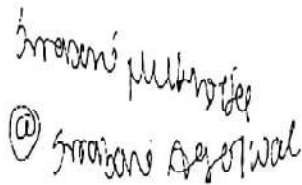
Deed No :	I-1601-01021/2021	Date of Registration	13/04/2021
Query No / Year	1601-3000746435/2021	Office where deed is registered	
Query Date	08/04/2021 3:19:33 PM	1601-3000746435/2021	
Applicant Name, Address & Other Details	PARTHA PRATIM DAS ALIPORE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433069769, 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 : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 15,75,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 10,053/- (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:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Atabagan, , Premises No: 484, , Ward No: 111 Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	1 Katha 12 Chatak	1/-	15,75,001/-	Width of Approach Road: 24 Ft.,
<b>Grand Total :</b>				<b>2.8875Dec</b>	<b>1/-</b>	<b>15,75,001 /-</b>	

#### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>SRABANI MUKHERJEE,</b> (Alias: SRABANI AGARWAL) Daughter of Late SAMAR MUKHERJEE Executed by: Self, Date of Execution: 13/04/2021 , Admitted by: Self, Date of Admission: 13/04/2021 ,Place : Office			
		13/04/2021	LTI 13/04/2021	13/04/2021







19/04/2021 Query No:-16013000746435 / 2021 Deed No :- 160101021 / 2021, Document is digitally signed.

B 82, ATABAGAN, LASKARPUR, P.O:- LASKARPUR, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: GPxxxxx2M, Aadhaar No: 31xxxxxxxx5730, Status :Individual, Executed by: Self, Date of Execution: 13/04/2021 , Admitted by: Self, Date of Admission: 13/04/2021 ,Place : Office




**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SPANDAN CONSTRUCTION</b> 696, CHOWHATI, NETAJI BLOCK, P.O:- CHOWHATI, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700149 , PAN No.: ADxxxxx5M,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
1	<p><b>Mr MANAS DUTTA (Presentant)</b> Son of Late BRAJENDRA KUMAR DUTTA Date of Execution - 13/04/2021, , Admitted by: Self, Date of Admission: 13/04/2021, Place of Admission of Execution: Office</p>    <p>Apr 13 2021 1:29PM LTI 13/04/2021 13/04/2021</p> <p>67, RAMKRISHNANAGAR,NARENDRAPUR, P.O:- LASKARPUR, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxx9P, Aadhaar No: 54xxxxxxxx1856 Status : Representative, Representative of : SPANDAN CONSTRUCTION (as PARTNER)</p>
2	Name Photo Finger Print Signature
2	<p><b>Mr RAJKUMAR NATH</b> Son of Late PARESH CHANDRA NATH Date of Execution - 13/04/2021, , Admitted by: Self, Date of Admission: 13/04/2021, Place of Admission of Execution: Office</p>    <p>Apr 13 2021 1:30PM LTI 13/04/2021 13/04/2021</p> <p>696,CHOWHATI, NETAJI BLOCK, P.O:- CHOWHATI, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxx0H, Aadhaar No: 88xxxxxxxx6287 Status : Representative, Representative of : SPANDAN CONSTRUCTION (as PARTNER)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PARTHA PRATIM DAS</b> Son of Late B C DAS ALIPORE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700027			
	13/04/2021	13/04/2021	13/04/2021
Identifier Of SRABANI MUKHERJEE, Mr MANAS DUTTA, Mr RAJKUMAR NATH			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	SRABANI MUKHERJEE	SPANDAN CONSTRUCTION-2.8875 Dec

19/04/2021 Query No:-16013000746435 / 2021 Deed No :- 160101021 / 2021, Document is digitally signed.

On 13-04-2021

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

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

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

Presented for registration at 13:14 hrs on 13-04-2021, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr MANAS DUTTA ,.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 15,75,001/-

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

Execution is admitted on 13/04/2021 by SRABANI MUKHERJEE, Alias SRABANI AGARWAL, Daughter of Late SAMAR MUKHERJEE, B 82, ATABAGAN, LASKARPUR, P.O: LASKARPUR, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife  
Indetified by Mr PARTHA PRATIM DAS, , , Son of Late B C DAS, ALIPORE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 13-04-2021 by Mr MANAS DUTTA, PARTNER, SPANDAN CONSTRUCTION (Partnership Firm), 696, CHOWHATI, NETAJI BLOCK, P.O:- CHOWHATI, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700149  
Indetified by Mr PARTHA PRATIM DAS, , , Son of Late B C DAS, ALIPORE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 13-04-2021 by Mr RAJKUMAR NATH, PARTNER, SPANDAN CONSTRUCTION (Partnership Firm), 696, CHOWHATI, NETAJI BLOCK, P.O:- CHOWHATI, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700149

Indetified by Mr PARTHA PRATIM DAS, , , Son of Late B C DAS, ALIPORE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,053/- ( B = Rs 10,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/04/2021 12:33PM with Govt. Ref. No: 192021220003543461 on 13-04-2021, Amount Rs: 10,021/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKQ2195725 on 13-04-2021, Head of Account 0030-03-104-001-16

**payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 21/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2924, Amount: Rs.5,000/-, Date of Purchase: 13/04/2021, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/04/2021 12:33PM with Govt. Ref. No: 192021220003543461 on 13-04-2021, Amount Rs: 21/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKQ2195725 on 13-04-2021, Head of Account 0030-02-103-003-02

*Maitreyee Ghosh*

**Maitreyee Ghosh**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

19/04/2021 Query No:-16013000746435 / 2021 Deed No :I - 160101021 / 2021, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2021, Page from 52426 to 52473  
being No 160101021 for the year 2021.



Digitally signed by MAITREYEE GHOSH  
Date: 2021.04.19 13:11:31 +05:30  
Reason: Digital Signing of Deed.

*Maitreyee Ghosh*

(Maitreyee Ghosh) 2021/04/19 01:11:31 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

19/04/2021 Query No:-16013000746435 / 2021 Deed No :I - 160101021 / 2021, Document is digitally signed.