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ICT Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas

26 JUL 2022

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the **25th** day of
July, Two Thousand and Twenty-two (2022)

BETWEEN

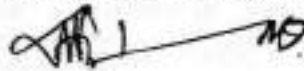
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(1) **SRI SOUMEN SAHA**, (PAN - BDZPS9951D), (Aadhaar No. 6222 2486 2878), son of Late Satya Ranjan Saha, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 18A, Kali Kumar Majumdar Road, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700 075, District - South 24-Parganas, (2) **SMT. SUBARNA SAHA**, (PAN - AVGPS1241Q), (Aadhaar No. 8674 1110 0676), wife Sri Nisith Ranjan Saha, daughter of Late Satya Ranjan Saha, by Faith - Hindu, by Occupation - House-wife, by Nationality - Indian, residing at A/18, Laxmi Narayan Colony, N.S.C. Bose Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata - 700 047, District - South 24-Parganas, (3) **SRI DIPEN SAHA**, (PAN - AWDPS8869E), (Aadhaar No. 9429 4610 7358), son of Late Satya Ranjan Saha, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 36, Baikuntha Saha Road, P.O. Santoshpur, P.S. Survey Park. Kolkata - 700 075, District - South 24-Parganas, (4) **SRI SWAPAN KANTHA**, (PAN : AGAPK0494N), (Aadhaar No.5547 7590 5058), son of Late Bhabatosh Kantha, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 29, Lake East 4th Road, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District - South 24-Parganas and (5) **SRI ANKAN KUMAR KUNDU**, (PAN - AJNPK9183E), (Aadhaar No. 3899 6729 1595), son of Late Bidhu Bhushan Kundu, by faith - Hindu, by Occupation - Service, by Nationality - Indian, residing at 18, Kali Kumar Majumdar Road, P.O. Santoshpur, P.S. Survey Park. Kolkata - 700 075, District - South 24-Parganas, hereinafter collectively called and referred to as the "OWNER/ VENDORS/FIRST PARTY" (which term or expression shall unless excluded by or repugnant to the subject or context to mean and include their heir/heirs, executor /executors, assign/ assigns, administrator/ administrators and representative/ representatives) of the FIRST PART

AND

"M/S. J.S. CONTRACTOR", (PAN - AGAPK0494N), a sole proprietorship concern, having its office at 5, Lake East 5th Road, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District - South 24-Parganas, being represented by its sole proprietor namely **SRI SWAPAN KANTHA**, (PAN - AGAPK0494N), (Aadhaar No. 554775905058), son of Late Bhabatosh Kantha, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 29, Lake East 4th Road, Post Office - Santoshpur,

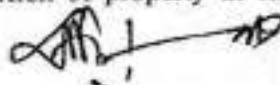


Police Station – Survey Park, Kolkata – 700 075, District – South 24-Parganas, hereinafter called and the “DEVELOPER” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heir/heirs, executor/executors, administrator/ administrators, successors-in-office, representative/ representatives and successors-in-interest and assigns) of the **SECOND PART**.

WHEREAS All That the more or less 15 (Fifteen) Cottahs of Bastu land with old dilapidated building structure recorded in C.S. Dag No.307, under C.S. Khatian No.52 of Mouza – Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151, presently Police Station – Survey Park, (formerly P.S. Sadar Tollygunge, thereafter P.S. Jadavpur, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur), the then District : 24-Parganas, now South 24-Parganas, under the then Jadavpur Santoshpur Anchal Panchayet, now under The Kolkata Municipal Corporation, Ward No. 103 originally belonged to one Bepin Behari Ghosh and others who while had been in possession of the same as 16 annas owner thereof sold and transferred the same to one Jamini Sundari Kundu since deceased, wife of Gurudayal Kundu and Ahi Bhusan Kundu, son of Late Ram Dayal Kundu by virtue of registered Deed of Sale dated 04.04.1941 and delivered possession of the same. The said deed was duly registered at Joint Sub-Registry Office at Alipore Sadar and recorded in Book No.1, Volume No.20, at Pages 82 to 86, Being No.751 for the year 1941.

AND WHEREAS said Ahibhusan Kundu and Jamini Sundari Kundu while had been in possession of their aforesaid 15 (Fifteen) Cottahs Bastu land with building standing thereon made, amicable partition of the same.

AND WHEREAS said Ahibhusan Kundu while had been in khas possession of his demarcated allotted portion of Bastu land with building out of the aforesaid property sold and transferred a well demarcated 3 (Three) Cottahs 5 (Five) Chittacks 36 (Thirty-six) Square feet land together with building standing thereon from the Eastern side of his allotted demarcated portion to said Jamini Sundari Kundu and thereafter said Ahibhushan Kundu while had been in possession of remaining allotted property on Western side sold and transferred his remaining well demarcated 3 (Three) Cottahs 13 (Thirteen) Chittacks 29 (Twenty-nine) Square feet of Bastu land with old dilapidated partly one storied and partly two storied building on the Western portion of his allotted property being well demarcated portion of property in favour of one Smt. Bedeshini



Saha, wife of Late Chinta Haran Saha, grandmother of the **OWNERS No. 1 to 3** herein by virtue of a registered Deed of Sale dated 28.06.1968 which was duly registered at Sub-Registry Office at Alipore and recorded in Book No.1, Volume No. 93, at Pages 34 to 42, Being No. 4294 for the year 1968 and delivered khas possession of the same.

AND WHEREAS thus said Bedeshini Saha became the owner of old dilapidated two storied building standing on more or less well demarcated 3 (Three) Cottahs 13 (Thirteen) Chittacks 29 (Twenty-nine) Square feet of land recorded in C.S. Dag No. 307, under C.S. Khatian No. 52, of Mouza - Santoshpur, under presently Police Station - Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), District: 24-Parganas now South 24-Parganas and she while had been in possession of the same as absolute owner thereof and by mutating her name in the record of the then Municipality as 16 annas owner thereof, gifted and transferred well demarcated 2 (Two) Cottahs 2 (Two) Chittacks 22 (Twenty-two) Sq.ft. of Bastu land with demarcated building portion out of her aforesaid purchased property on the Southern side of her purchased portion along with right to use the 2'-6" wide private passage on the North-West corner of the property by registered Deed of Gift dated 26.07.1988 specifically shown in the annexed Deed Plan to her one son Satya Ranjan Saha, deceased father of the **OWNERS No. 1 to 3** herein and delivered possession of same and the said Deed was duly registered in Book No. 1, Volume No. 189, at Pages 64 to 70, Being No.8810 for the year 1988, registered in the office of Alipore District Registry Office.

AND WHEREAS thus said Satya Ranjan Saha since deceased became the 16 annas owner of old dilapidated one storied building with well demarcated 2 (Two) Cottahs 2 (Two) Chittacks 22 (Twenty-two) Sq.ft. of Bastu land recorded in C.S. Dag No. 307, under C.S. Khatian No. 52, of Mouza - Santoshpur, under presently Police Station - Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), District : South 24-Parganas and had been in khas possession by residing thereon by mutating his name in the record of Kolkata Municipality Jadavpur Unit as 16 annas owner thereof and after such mutation the aforesaid property of said Satya Ranjan Saha since deceased known and numbered as **K.M.C. Premises No.69, Kali Kumar Majumder Road, within Ward No. 103, being Assessee No. 31-103-20-0069-5** and the property is also known as Postal Address 18/A, Kali Kumar Majumdar Road, Post Office - Santoshpur,

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presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas.

AND WHEREAS while enjoying the aforesaid property peacefully said Satya Ranjan Saha died intestate on 01.08.2007 leaving behind his two sons namely **SRI DIPEN SAHA & SRI SOUMEN SAHA** and one married daughter namely **SMT. SUBARNA SAHA**, the **OWNERS No. 1 to 3** herein who jointly inherited the total property i.e. the total land and existing one storied building as per the provision of Hindu Succession Act, 1956. It is noted that the wife of said Satya Ranjan Saha namely Bhagya Rani Saha died previously on 16.07.1995 and mother of Satya Ranjan Saha Bideshini Saha died on 19.12.2000.

AND WHEREAS thus the **OWNERS No. 1 to 3** herein become the absolute joint recorded Owners by mutating their names in respect of the said land measuring an area of 2 (Two) Cottahs 2 (Two) Chittacks 22 (Twenty-two) Sq.ft. of Bastu land with demarcated one storied building portion measuring an area of 815 (Eight hundred and Fifteen) Sq.ft. more or less standing thereon, lying and situated in Mouza – Santoshpur, J.L. No.22, R.S. No.18, Fouzi No. 151, comprising in C.S. Dag No. 307, under C.S. Khatian No. 52, corresponding to R.S. Dag No. 329, under R.S. Khatian No. 996, known as **K.M.C. Premises No. 69, Kali Kumar Majumdar Road, within Ward No. 103, being Assessee No. 31-103-20-0069-5** and the property is also known as Postal Address 18/A, Kali Kumar Majumdar Road, Post Office - Santoshpur, presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas.

AND WHEREAS after the aforesaid gift said Smt. Bedeshini Saha while had been in possession her remaining Northern demarcated purchased property being more or less 1 (One) Cottahs 8 (Eight) Chittacks of land with dilapidated two-storied building consisting 4 rooms (three rooms in ground floor one room in upper floor) after making the passage curving out of her purchased property being her remaining demarcated Northern portion of purchased property after gifted portion to her son Satya Ranjan Saha being well demarcated portion and property recorded in C.S. Dag No. 307, under C.S. Khatian No. 52, of Mouza - Santoshpur, under presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), District: 24-Parganas now South

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24-Parganas by residing and realizing rent from tenants by paying taxes to the K.M.C. as absolute 16 annas owner thereof, sold and transferred the same to her another son Manoranjan Saha since deceased by virtue of registered Deed of Bengali Bikroy Kobala dated 17.01.1989 followed by delivery of possession which was duly registered at District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 12, at Pages 141 to 149, Being No. 481 for the year 1989.

AND WHEREAS thus said Manoranjan Saha since deceased became the 16 annas owner of old dilapidated two-storied building with well demarcated 1 (One) Cottah 8 (Eight) Chittacks of Bastu land being well demarcated portion of land recorded in C.S. Dag No. 307, under C.S. Khatian No. 52, of Mouza - Santoshpur, under presently Police Station - Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), District : South 24-Parganas and had been in khas possession partly and partly through tenant by realizing rent from monthly tenants by residing thereon by mutating his name in the record of Kolkata Municipality Jadavpur Unit as 16 annas owner thereof and after such mutation the aforesaid property of said Manoranjan Saha since deceased known and numbered as **K.M.C., Premises No.70, Kali Kumar Majumder Road, within Ward No. 103, being Assessee No. 31-103-20-0070-1** and the property is also known as Postal Address 18/A, Kali Kumar Majumdar Road, Post Office - Santoshpur, presently Police Station - Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas.

AND WHEREAS while enjoying the aforesaid property peacefully said Manoranjan Saha died intestate on 02.04.2003 leaving behind his widow wife namely Sm. Niati Saha Alias Nioty Saha, one son namely Sri Monoj Kumer Saha and only married daughter namely Smt. Anita Roy, who jointly inherited the total property i.e. the total land and existing two storied building as per the provision of Hindu Succession Act, 1956.

AND WHEREAS thereafter said Sri Monoj Kumer Saha donated, gifted and transferred his undivided $\frac{1}{3}^{\text{rd}}$ share in respect of the aforesaid land and property in favour of his mother namely Sm. Niati Saha Alias Nioty Saha, by virtue of registered Deed of Gift dated 18.05.2004, followed by delivery of possession and the said deed was

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duly registered at District Sub-Registrar – III at Alipore and recorded in Book No. I, Volume No. I, at Pages 420 to 437, Being No. 26 for the year 2005.

AND WHEREAS subsequently due to urgent need of money said Sm. Niati Saha Alias Nioty Saha and Smt. Anita Roy, sold, transferred and conveyed the aforesaid land measuring an area of 1 (One) Cottah 8 (Eight) Chittacks more or less together with a two storied old building total measuring an area of 984 (Nine hundred and Eighty-four) Sq.ft. more or less standing thereon, known as K.M.C. Premises No. 70, Kali Kumar Majumdar Road, within Ward No. 103, being Assessee No. 31-103-20-0070-1, presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas, by virtue of registered Deed of Conveyance dated 03.06.2022, which was duly registered at District Sub-Registrar – IV at Alipore and recorded in Book No. I, Volume No. 1604-2022, Pages from 190823 to 190851, Being No. 160405889 for the year 2022 in favour of **SRI SWAPAN KANTHA**, the **OWNER No. 4** herein for a valuable consideration as mentioned therein.

AND WHEREAS after purchase the **OWNER No. 4** herein mutated and recorded his name as the absolute Owner in respect of the aforesaid purchased land measuring an area of 1 (One) Cottah 8 (Eight) Chittacks more or less together with a two storied old building total measuring an area of 984 (Nine hundred and Eighty-four) Sq. ft. more or less standing thereon, lying and situated in Mouza – Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151, comprising in C.S. Dag No. 307, under C.S. Khatian No. 52, corresponding to R.S. Dag No. 329, under R.S. Khatian No. 996, known as K.M.C. Premises No. 70, Kali Kumar Majumdar Road, within Ward No. 103, being Assessee No. 31-103-20-0070-1 and the property is also known as Postal Address 18/A, Kali Kumar Majumdar Road, Post Office - Santoshpur, presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas.

AND WHEREAS after the death of the said Jamini Sundari Kundu, her three sons namely Phani Bhusan Kundu, Nani Bhusan Kundu and Bidhu Bhushan Kundu acquired the ownership of the said land and property left by their mother, Jamini Sundari Kundu.

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AND WHEREAS by virtue of a registered Deed of Amicable Partition dated 18.02.1963, registered in the Office of Sub-Registrar, Alipore and entered into Book No. 1, Volume No. 199, Pages from 7 to 11, Deed No. 9817 for the year 1963 made between said Phani Bhushan Kundu, Nani Bhushan Kundu and Bidhu Bhushan Kundu, all since deceased they partitioned the total land measuring land area of 10 (Ten) Cottahs 9 (Nine) Chittacks 36 (Thirty Six) Sq.ft. more or less which they obtained by inheritance after the death of their mother and accordingly Phani Bhushan Kundu as the First Party of the said Deed of Partition obtained a demarcated property measuring land area 3 (Three) Cottahs 8 (Eight) Chittacks 18 (Eighteen) Sq.ft. more or less morefully described in the 'Kha' Schedule of the said Deed of Partition and Nani Bhushan Kundu as the Second Party of the said Deed of Partition obtained a demarcated property measuring land area of 3 (Three) Cottahs 8 (Eight) Chittacks 18 (Eighteen) Sq.ft. morefully described in the 'Ga' Schedule of the said Deed of Partition and Bidhu Bhushan Kundu as the Third Party of the said Deed of Partition obtained the demarcated property measuring land area of 3 (Three) Cottahs 8 (Eight) Chittacks 18 (Eighteen) Sq.ft. morefully described in the 'Gha' Schedule of the said Deed of Partition.

AND WHEREAS after the death of said Bidhu Bhushan Kundu dated 27.01.1991 his two sons namely Sri Ankan Kumar Kundu, the **OWNER No. 5** herein, Anjan Kundu since deceased, one married daughter namely Chhanda Sen and one unmarried daughter namely Sunanda Kundu since deceased inherited his total property measuring land area of 3 (Three) Cottahs 8 (Eight) Chittacks 18 (Eighteen) Sq.ft. more or less togetherwith an asbestos shed structure standing thereon measuring an area of 1200 (One Thousand and Two hundred) Sq.ft. more or less and their mother Maya Rani Kundu died previously on 10.05.1981.

AND WHEREAS thereafter by virtue of two separate registered Deed of Gift (i) executed on 18.06.2004 and completed on 08.07.2004, registered at A.D.S.R., Sealdah, South 24-Parganas and recorded into Book No. 1, Volume No. 44, at Pages 139 to 148, Deed No. 887 for the year 2004 and (ii) another Deed executed on 15.03.2016 and completed on 16.03.2016, registered at D.S.R. - V, Alipore, South 24-Parganas and recorded into Book No. 1, Volume No. 1630-2016, Pages from 27149 to 27168, Deed No. 163000877 for the year 2016, said Sri Ankan Kumar Kundu, the **OWNER No. 5**

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herein became the absolute owner of the said demarcated plot of land measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks 18 (Eighteen) Sq.ft. together with an asbestos shed structure standing thereon measuring an area of 1200 (One Thousand and Two hundred) Sq.ft. more or less and thereafter the OWNER No. 5 herein has mutated his name in the record of K.M.C. under Ward No. 103, in respect of his property known as K.M.C. Premises No. 141, Kali Kumar Majumder Road, Assessee No. 31-103-20-0398-2. It is noted that aforesaid property was previously known and numbered as K.M.C. Premises No. 159, Kali Kumar Majumder Road, being Assessee No. 31-104-27-0159-6, under K.M.C. Ward No. 104, but subsequently after registration of aforesaid Gift Deeds when the OWNER No. 5 herein applied before the K.M.C. for necessary mutation in his name in respect of the entire property, it was found that this property is actually situated under K.M.C. Ward No. 103, instead of Ward No. 104 and accordingly the K.M.C. has mutated his name in respect of his aforesaid property under Ward No. 103 and renumbered the said premises as K.M.C. Premises No. 141, Kali Kumar Majumder Road, bearing Assessee No. 31-103-20-0398-2.

AND WHEREAS as all the three plots of land are situated front and back and side by side and also adjacent to each other, the said Parties of the **FIRST PART/OWNERS** herein have decided and agreed to merge their total property into one compact plot of land and within one boundary line under their full Ownership comprising in K.M.C. Premises No. 69, Kali Kumar Majumder Road, Premises No. 70, Kali Kumar Majumder Road and Premises No. 141, Kali Kumar Majumder Road measuring total land area of 7 (Seven) Cottahs 2 (Two) Chittacks 40 (Forty) Sq.ft. together with three nos. of separate pucca structures totaling an area of 2999 (Two Thousand Nine Hundred and Ninety-nine) Sq.ft., situated in same Mouza - Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151, comprising in C.S. Dag No. 307, under C.S. Khatian No. 52, corresponding to R.S. Dag No. 329, under R.S. Khatian No. 996, within A.D.S.R. Office Sealdah, under Ward No. 103, presently Police Station - Survey Park, (formerly Police Station - Purba Jadavpur), Kolkata - 700 075, District - South 24-Parganas morefully described in the **SCHEDULE - 'A'** below.

AND WHEREAS accordingly by virtue of a registered Deed of Amalgamation dated 30th June, 2022, the **OWNERS No. 1 to 3** herein as the Party of the **FIRST PART**

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therein, the **OWNER No. 4** herein, as the Party of the **SECOND PART** therein and the **OWNER No. 5** herein, as the Party of the **THIRD PART** therein amalgamated the three Nos. of Premises being **No. 69, Kali Kumar Majumder Road, Premises No. 70, Kali Kumar Majumder Road and Premises No. 141, Kali Kumar Majumder Road** within K.M.C. Ward No. 103 measuring total land area of **7 (Seven) Cottahs 2 (Two) Chittacks 40 (Forty) Sq.ft.** togetherwith three nos. of separate pucca structures totaling an area of **2999 (Two Thousand Nine Hundred and Ninety-nine) Sq.ft.** more or less as mentioned in the **SCHEDULE - A** below and the said Deed of Amalgamation was registered in the Office of District Sub-Registrar - IV, Alipore and entered into Book No. I, Volume No. 1604-2022, Pages from 228550 to 228581, Deed No. 160407466 for the year 2022.

AND WHEREAS after such amalgamation the **OWNERS** herein have jointly recorded their said amalgamated property in the record of The Kolkata Municipal Corporation being known and numbered as **K.M.C. Premises No. 141, Kali Kumar Majumder Road**, having Assessee No. 31-103-20-0398-2, within K.M.C. Ward No. 103, P.O. Santoshpur, presently P.S. Survey Park, formerly P.S. Purba Jadavpur, Kolkata - 700 075, District - South 24-Parganas and three nos. of separate pucca structures totaling an area of 2999 (Two Thousand Nine Hundred and Ninety-nine) Sq.ft. are now standing in the Premises.

AND WHEREAS the present **OWNERS** now decided to develop the **SCHEDULE - 'A'** mentioned property by constructing a Ground plus Four storied building with lift facility, comprising of a number of residential flats on the different floors, Car Parking Space/s in the ground floor, but due to paucity of fund, lack of technical knowledge, experience in the field of construction, has now decided to do the same by appointing a **DEVELOPER**, who is financially and technically sound to construct a Ground plus Four storied building with lift facility upon the aforesaid property as per the sanctioned building plan duly sanctioned from The Kolkata Municipal Corporation.

AND WHEREAS the **DEVELOPER** herein, coming to know the facts of such desire of the **OWNERS** herein, has made a proposal in relation to the aforesaid development of the said property before the **OWNERS**. The **OWNERS** after necessary investigation and thorough understanding with the **DEVELOPER** herein, have agreed to

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develop the said premises by the **DEVELOPER**. Both the Parties hereto have mutually analysed, discussed, agreed and thereafter entered into a verbal Agreement to satisfy the interest of both the parties thereto and now the **DEVELOPER** and **OWNERS** desire to enter into this registered Development Agreement for the construction of a new Ground plus Four storied building with lift facility upon the aforesaid property as per the sanction building plan under certain terms and conditions which has been decided by and between the Parties herein, without involving the **OWNERS** in the matter of the hazards of construction. Refer Annexure - X for Specification of Building Construction.

AND WHEREAS the **DEVELOPER** i.e. the party of the **SECOND PART** herein has agreed to make the construction of the proposed Ground plus Four storied building with lift facility in flat systems for residential and other purposes in exchange of getting its cost of construction and its remuneration for supervision of such construction in kind of flats etc. after giving the Owners, the Owners' Allocation. The **OWNERS** shall jointly get entire complete First Floor, three residential flats to be situated on the Second Floor, North-East side, Third Floor, South-East-West side and Fourth Floor, North-East side of the proposed new building as per K.M.C. sanction floor area along with five Nos. of Car Parking Spaces on the Ground Floor of the proposed building, each measuring an area of 125 (One Hundred and Twenty-five) Sq.ft. more or less. Besides above the **OWNERS** herein shall get from the **DEVELOPER** a non-refundable sum of Rs.23,00,000/- (Rupees Twenty-three Lac) only by several installments out of which (i) Rs.6,00,000/- (Rupees Six Lac) only is paid on or before execution and registration of this Development Agreement as mentioned in the memo below and balance (ii) Rs.17,00,000/- (Rupees Seventeen Lac) only is to be paid during construction work on or before handing over physical possession of Owners' Allocation. It is noted that the existing three nos. of pucca structures which are standing in the said premises shall be demolished by the **DEVELOPER** herein at his cost and the **DEVELOPER** shall enjoy the entire sale proceeds of the building materials thereto after demolishing the same. The **OWNERS** No. 1 to 3 shall jointly get one shifting charges amounted Rs.7,000/- only per month and such amount will be paid accumulated for one year and to be paid from the date of getting the sanction plan and the **OWNER** No. 5 shall get one shifting charges amounted Rs.12,000/- only per month i.e. the rent for tenanted accommodation from the **DEVELOPER** since the date of vacating the said premises and till the date of handing over the Owners' Allocation. The **OWNERS** shall also enjoy the undivided proportionate share

of land and also the other common rights and facilities of the proposed building as mentioned in the SCHEDULE "A" and "C" herein below. This is called the OWNERS' ALLOCATION as mentioned in the SCHEDULE "B" herein below.

AND WHEREAS the Party of the SECOND PART i.e. DEVELOPER herein shall get the rest construction of the proposed Ground plus Four storied building i.e. six residential flats to be situated on the Second Floor, North-West side, Second Floor, South-East-West side, Third Floor, North-East side, Third Floor, North-West side, Fourth Floor, North-West side and Fourth Floor, South-East-West side of the proposed new building as per K.M.C. sanction floor area along with remaining area on the Ground Floor (except Owners' five Car Parking Spaces) of the proposed building excluding the OWNERS' ALLOCATION as mentioned above. The DEVELOPER'S ALLOCATION has been clearly mentioned and described in the SCHEDULE "D" hereunder written. The Party of the SECOND PART shall erect the entire proposed Ground plus Four storied building with lift facility at its cost and its supervision and labour to be erected as per annexed Specification and also as per the said sanctioned building plan duly sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the DEVELOPER shall collect the entire money from the sale of the DEVELOPER'S ALLOCATION which shall be sold to the interested parties from whom the DEVELOPER shall collect the entire cost of construction as well as cost of land in connection with the said flats and Car Parking Space etc. The DEVELOPER shall enjoy the common rights and undivided proportionate share of land as mentioned in the SCHEDULE - A and C below.

NOW THE AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions:-

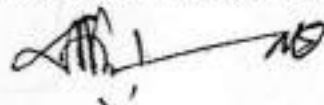
1. **DEFINITION** : Unless there is anything repugnant to the subject or context the term:
 - (a) **OWNERS** : shall mean the parties of the FIRST PART herein namely (1) SRI SOUMEN SAHA, son of Late Satya Ranjan Saha, residing at 18A, Kali Kumar Majumdar Road, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700 075, District - South 24-Parganas, (2) SMT. SUBARNA SAHA, wife Sri Nisith Ranjan Saha, daughter of Late Satya Ranjan Saha, residing at A/18, Laxmi Narayan Colony,

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N.S.C. Bose Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata – 700 047, District – South 24-Parganas, (3) **SRI DIPEN SAHA**, son of Late Satya Ranjan Saha, residing at 36, Baikuntha Saha Road, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, District – South 24-Parganas, (4) **SRI SWAPAN KANTHA**, son of Late Bhabatosh Kantha, residing at 29, Lake East 4th Road, Post Office – Santoshpur, Police Station – Survey Park, Kolkata – 700 075, District – South 24-Parganas and (5) **SRI ANKAN KUMAR KUNDU**, son of Late Bidhu Bhushan Kundu, residing at 18, Kali Kumar Majumder Road, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, District – South 24-Parganas and their legal heir/heirs, executor/executors, administrator/ administrators, and legal representative/ representatives.

- (b) **DEVELOPER** : shall mean “**M/S. J.S. CONTRACTOR**”, a sole proprietorship concern, having its office at 5, Lake East 5th Road, Post Office – Santoshpur, Police Station – Survey Park, Kolkata – 700 075, District – South 24-Parganas, being represented by its sole proprietor namely **SRI SWAPAN KANTHA**, son of Late Bhabatosh Kantha, residing at 29, Lake East 4th Road, Post Office – Santoshpur, Police Station – Survey Park, Kolkata – 700 075, District – South 24-Parganas, for the time being and his legal heirs, representatives, administrators and assigns.
- (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.
- (d) **PREMISES** : shall mean the Property measuring land area of **7 (Seven) Cottahs 2 (Two) Chittacks 40 (Forty) Sq.ft. togetherwith three nos. of separate pucca structures totaling an area of 2999 (Two Thousand Nine Hundred and Ninety-nine) Sq.ft. more or less** situated in Mouza – Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151, comprising in C.S. Dag No. 307, under C.S. Khatian No. 52, corresponding to R.S. Dag No. 329, under R.S. Khatian No. 996, within A.D.S.R. Office Sealdah, known as **K.M.C. Premises No. 141, Kali Kumar Majumder Road**, having Assessee No. 31-103-20-0398-2, under Ward No. 103, presently Police Station – Survey Park, (formerly Police Station – Purba Jadavpur), Kolkata – 700 075, District – South 24-Parganas, as mentioned and described in the **SCHEDULE ‘A’** hereunder written.

- (e) **BUILDING** : shall mean the proposed Ground plus Four storied building with lift facility to be constructed on the said premises as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation Borough Office - XII.
- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, stair ways, passages ways, driveways, common lavatories, meter space, water and water lines and plumbing lines, lift, lift room, lift lobby, under ground water reservoir, over head water tank, water pump and motor, common W.C., Care Taker's Room and Pump Room on the Ground Floor and other facilities as mentioned in the SCHEDULE "C" hereunder written which may be mutually agreed upon BETWEEN the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by the flat Owners who shall purchase the same from the DEVELOPER.
- (g) **OWNERS' ALLOCATION** : The OWNERS shall jointly get entire complete First Floor, three residential flats to be situated on the Second Floor, North-East side, Third Floor, South-East-West side and Fourth Floor, North-East side of the proposed new building as per K.M.C. sanction floor area along with five Nos. of Car Parking Spaces on the Ground Floor of the proposed building, each measuring an area of 125 (One Hundred and Twenty-five) Sq.ft. more or less. Besides above the OWNERS herein shall get from the DEVELOPER a non-refundable sum of Rs.23,00,000/- (Rupees Twenty-three Lac) only by several installments out of which (i) Rs.6,00,000/- (Rupees Six Lac) only is paid on or before execution and registration of this Development Agreement as mentioned in the memo below and balance (ii) Rs.17,00,000/- (Rupees Seventeen Lac) only is to be paid during construction work on or before handing over physical possession of Owners' Allocation. It is noted that the existing three nos. of pucca structures which are standing in the said premises shall be demolished by the DEVELOPER herein at his cost and the DEVELOPER shall enjoy the entire sale proceeds of the building materials thereto after demolishing the same. The OWNERS No. 1 to 3 shall jointly get one shifting charges amounted Rs.7,000/- only per month and such amount will be paid accumulated for one year and to be paid from the date of getting the sanction plan



and the **OWNER No. 5** shall get one shifting charges amounted Rs.12,000/- only per month i.e. the rent for tenanted accommodation from the **DEVELOPER** since the date of vacating the said premises and till the date of handing over the **Owners' Allocation**. The **OWNERS** shall also enjoy the undivided proportionate share of land and also the other common rights and facilities of the proposed building as mentioned in the **SCHEDULE "A"** and **"C"** herein below. This is the called the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE "B"** herein below.

- (h) **DEVELOPER'S ALLOCATION** : The **DEVELOPER** herein shall get the rest construction of the proposed Ground plus Four storied building i.e. six residential flats to be situated on the Second Floor, North-West side, Second Floor, South-East-West side, Third Floor, North-East side, Third Floor, North-West side, Fourth Floor, North-West side and Fourth Floor, South-East-West side of the proposed new building as per K.M.C. sanction floor area along with remaining area on the Ground Floor (except **Owners' five Car Parking Spaces**) of the proposed building excluding the **OWNERS' ALLOCATION** as mentioned above. The **DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the **SCHEDULE "D"** hereunder written. The Party of the **SECOND PART** shall erect the entire proposed Ground plus Four storied building with lift facility at its cost and its supervision and labour to be erected as per annexed Specification and also as per the said sanctioned building plan duly sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats and Car Parking Space etc. The **DEVELOPER** shall enjoy the undivided proportionate share of land and all common rights as mentioned in the **SCHEDULE - A** and **C** below.
- (i) **THE ARCHITECT** : shall mean such persons who will be appointed by the **DEVELOPER** for both designing and planning the building on the said premises.

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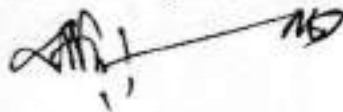
- (j) **BUILDING PLAN** : would mean such plan to be prepared by the Planner for the construction of the building and to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER**.
- (k) **TRANSFER** : with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.
- (l) **TRANSFeree** : shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.
2. **THIS AGREEMENT** : shall take effect from the date of execution of this agreement.
3. **THE OWNERS DECLARE** as follows:
- (a) That they are the absolute joint Owners and seized and possessed of and/or well and sufficiently entitled to the said property as described in the **SCHEDULE 'A'** below.
- (b) That the said property is free from all encumbrances and the **OWNERS** have a good marketable title in respect of the said property as described in the **SCHEDULE 'A'** below.
- (c) That the said property is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:
- (a) That the **OWNERS** have hereby granted exclusive right to the **DEVELOPER** to undertake the new construction on the said Premises to be constructed by the **DEVELOPER** in accordance with the sanction building plan/plans to be sanctioned by The Kolkata Municipal Corporation.
- (b) (i) **OWNERS' ALLOCATION** : the **DEVELOPER** shall give the **OWNERS** as the **OWNERS' ALLOCATION** as described in the **SCHEDULE 'B'**

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hereunder written and rest sale proceeds etc., of the project shall be enjoyed by the **DEVELOPER** herein.

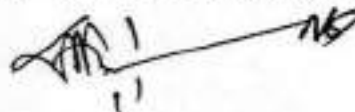
(ii) **DEVELOPER'S ALLOCATION** : The **DEVELOPER** shall enjoy the Developer's Allocation as described in the **SCHEDULE-D** below.

- (c) That all applications, plans and other papers and documents as may be required by the **DEVELOPER** for the purpose of obtaining necessary approval of building plan and its alternation/modification/verification of the sanctioned building plan from the appropriate authorities has been prepared signed and submitted by the **DEVELOPER** for and in the name of the **OWNERS** at the cost of **DEVELOPER** and if any alteration/modification of making further plans for proposed construction are required the **OWNERS** shall give such written permission to the **DEVELOPER** without any interruption.
- (d) For all that purpose of sanction of Building plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the **DEVELOPER** shall appear, represent, sign before the concerned authorities on behalf of the **OWNERS** in their names and on their behalf in connection with any or all of the matters aforesaid and the **OWNERS**, in such circumstances, shall give assistance/co-operation/ signatures whenever necessary to the **DEVELOPER** for the interest of the proposed project.
- (e) That the **DEVELOPER** shall erect the proposed building in the said Premises as per sanction building plan and for the same the **OWNERS** shall put their signatures as and when necessary and during construction or after construction the **DEVELOPER** shall sell only the Developer's portion togetherwith proportionate undivided share of land and other common rights to the intending purchasers and receive part or full consideration money from the sale of part or full of **DEVELOPER'S ALLOCATION** to be erected at the cost of the **DEVELOPER**.
- (f) The **DEVELOPER** shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for

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the purpose of developing the said property in order to make it perfect in all respects for construction of a Ground plus Four storied building with lift facility thereon in accordance with the said sanction building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office at the cost of the Developer.

- (g) The **DEVELOPER** shall construct the building and also supervise and carry out all the acts through contractors and sub-contractors in such manner as may be thought fit and proper by it for such construction of the said proposed building according to the building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office referred to in this Agreement on the said Property and shall file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement.
- (h) That the **DEVELOPER** shall be exclusively entitled to its respective share of its allocation i.e. **DEVELOPER'S ALLOCATION** in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
- (i) The **DEVELOPER** shall apply in the name of the **OWNERS** and represent them before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the **OWNERS** shall not raise any objections for it on the contrary the **OWNERS** shall give full co-operations for facilitating the proposed project.
- (j) That the **DEVELOPER** shall at its own costs construct and complete the proposed building at the said premises in accordance with the sanction building plan to be sanctioned by The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER** and as well as hereby annexed specifications and the **DEVELOPER** shall take all the responsibility and risk regarding the

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construction of the proposed building and further covenant to complete the said building within 24 (Twenty four) months from the date of execution and completion of registration of this Development Agreement and also from the date of taking over vacant possession of the **SCHEDULE 'A'** mentioned property whichever is later and 6 (Six) months grace period.

- (k) That the **DEVELOPER** shall install in the said building at its own costs, pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other electrical things and also other facilities as are required to be provided in the new building constructed for sale of the flats therein on Ownership basis and as mutually agreed upon.

5. **THE OWNERS HEREBY AGREE AND COVENANT WITH THE DEVELOPER** as follows:-

- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the **DEVELOPER**.
- (ii) Not to do any act or things whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the **DEVELOPER'S ALLOCATION** in the building to be erected at the said premises as mentioned herein.
- (iii) The **OWNERS** positively give vacant possession of the entire premises as mentioned in the **SCHEDULE 'A'** hereunder to the **DEVELOPER** for making construction work of the proposed building as per sanction building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER** within 1 (One) month from the date of execution and completion of registration of this Development Agreement.
- (iv) The **DEVELOPER** shall sell all the flats etc. of the proposed building, as the **DEVELOPER'S ALLOCATION** (strictly excluding the Owners' Allocation) as described in the **SCHEDULE 'D'** hereunder written **TOGETHER WITH**

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proportionate undivided share of land of the said premises and the common portions, roof of the building proportionately and proportionate services of common places. The **DEVELOPER** shall receive the advance and advances or part or full consideration money from the intending purchasers of the relative flats and/or all other portions of the building from the **DEVELOPER'S ALLOCATION** as per the terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) and shall have right to execute and register all the Conveyances, Deeds or Agreement for Sale in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION**.

- (v) The **OWNERS** shall empower and authorize the **DEVELOPER** to do this project in connection with the said property as described in the schedule hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S ALLOCATION** through registered deeds and to make Agreement for Sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well sewerage plan and to take water or electric connection therein and also to execute any document, declaration or affidavit the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the **DEVELOPER'S ALLOCATION**, to negotiate any matter for the said property etc.

6. **THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNERS** as follows :-

- (i) To get maximum sanction area from The Kolkata Municipal Corporation the **DEVELOPER** will take all the necessary steps and such sanction of modification or alteration is required shall be done at **DEVELOPER'S** cost.
- (ii) To complete the construction of the building within 24 (Twenty four) months from the date of execution and completion of registration of this Development Agreement and also from the date of taking over possession whichever is later

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and 6 (Six) months grace period. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered the such delay shall not be counted and the **DEVELOPER** shall have liberty to extend the time for a maximum period of another 6 (Six) months to cover '*Force Meajure*' period.

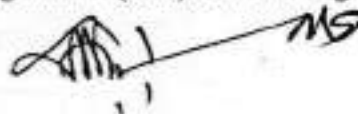
- (iii) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- (iv) Not to do any act, deed or thing from the part of the **OWNERS** whereby the **DEVELOPER** is prevented from enjoying, selling, assigning and/or disposing of any of the **DEVELOPER'S ALLOCATION** in the said building.
- (v) Completion time of the project shall be 24 (Twenty four) months from the date of execution and completion of registration of this Development Agreement with the provision for extension of 6 (Six) months as grace period.
- (vi) K.M.C. tax with arrears including pending G.R., if any, upto the date of signing this agreement shall be paid by the Owners.
- (vii) Thereafter such tax upto the period of handing over of Owners' Allocation shall be borne by the Developer.
- (vii) The complete construction specification shall be part of the agreement under annexure X.

7. **MUTUAL COVENANT AND INDEMNITIES :-**

- (i) The **OWNERS** hereby undertake that the **DEVELOPER** shall be entitled to the entire proposed construction excluding the Owners' Allocation and shall enjoy its Allocation without interference or disturbances from the Owners' end, provided the **DEVELOPER** shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure.

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- (ii) The **OWNERS** are executing and registering a Development Power of Attorney by these presents in favour of the **DEVELOPER** to complete the project and also register all the Deeds including Agreement for Sale and Conveyance Deeds in respect of Developer's Allocation in favour of the intending purchasers and the **DEVELOPER** shall also execute and register the Deed of Conveyance in favour of the intending Purchasers on the **DEVELOPER'S ALLOCATION** (strictly excluding the Owners' Allocation) and the **OWNERS** shall join in the same when they shall be called for, if required.
- (iii) The **OWNERS** shall hand over the Original Title Deed, Link Deed, if any, K.M.C. Mutation Certificate in the name of the present Owners, up to date paid up K.M.C. tax bills and any other original papers in respect of the property to the **DEVELOPER** at the time execution of the agreement and the **DEVELOPER** shall grant receipt for the same in favour of the **OWNERS**. The said Deed/s shall be handed over to the **OWNERS** before the other Flat Owners after completion of the project.
- (iv) It has been mutually agreed by and between the Owners herein that after getting the entire Owners' Allocation the Owners will demarcate their individual allocation by executing and registering a Deed of Partition by paying the proper stamp duty at their cost as per their ownership of individual allocation and it has been mutually and amicably settled that out of the entire Owners Allocation the **OWNERS No. 1 to 3** herein shall get two residential flats to be situated on the Second Floor, North-East side of the proposed building, consisting of Three bed rooms, One Drawing-cum-Living, one Kitchen-cum-Dining, One Toilet, One W.C. and One Balcony and Third Floor, South-East-West side of the proposed building, consisting of Three bed rooms, One Living-cum-Dining, one Kitchen, One Toilet, One W.C. and One Balcony along with 2 (Two) Car Parking Space on the Ground Floor of the proposed building each measuring an area of 125 (One Hundred and Twenty-five) Sq.ft. more or less, the **OWNER No. 4** herein shall get one residential flat to be situated on the Fourth Floor, North-East side of the proposed building along with 1 (One) Car Parking Space on the Ground

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Floor of the proposed building measuring an area of 125 (One Hundred and Twenty-five) Sq.ft. more or less and the **OWNER No. 5** herein shall get Entire complete First Floor along with 2 (Two) Car Parking Space on the Ground Floor of the proposed building each measuring an area of 125 (One Hundred and Twenty-five) Sq.ft. more or less. Besides that out of the total non-refundable sum of Rs.23,00,000/- (Rupees Twenty-three Lac) only the **OWNERS No. 1 to 3** herein shall get Rs.6,00,000/- (Rupees Six Lac) only of which Rs.3,00,000/- (Rupees Three Lac) only is paid at the time of execution and registration of this Agreement as mentioned in the memo below and balance Rs.3,00,000/- (Rupees Three Lac) only is to be paid at the time of 1st Floor roof casting and the **OWNER No. 5** herein shall get Rs.17,00,000/- (Rupees Seventeen Lac) only of which Rs.3,00,000/- (Rupees Three Lac) only has already been paid as mentioned in the memo below and balance Rs.14,00,000/- (Rupees Fourteen Lac) only is to be paid by three separate installments of which Rs.6,00,000/- (Rupees Six Lac) only is to be paid at the time of shifting, Rs.3,00,000/- (Rupees Three Lac) only is to be paid at the time of 3rd Floor roof casting and Rs.5,00,000/- (Rupees Five Lac) only is to be paid handing over physical possession of Owners' Allocation.

- (v) That after completion of the entire building the **DEVELOPER** shall give an offer in the first instance to the Joint Owners to take the physical possession of Owners' Allocated portions in the proposed building with a 15 (Fifteen) days notice period and if the Joint Owners do not receive the physical possession within 15 (Fifteen) days from the date of issuance of notice, then the **DEVELOPER** shall have every right to hand over it's Allocated portions i.e. Developer's Allocation in the proposed building to the intending Purchaser/s.
- (vi) That the Owners will have right to ask necessary information from the Developer regarding the construction procedure, after entering into the construction site for which the Developer will cooperate, the Developer will provide all papers and documents prepared for the purpose of construction.

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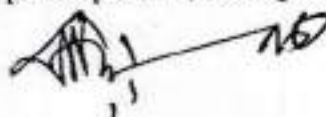
- (vii) That in case of any defect or deviation in the said building, the **DEVELOPER** shall be solely responsible and accordingly, shall be liable for the cost and consequences.
- (viii) That both the Owners and the Developer will be liable to pay the income tax and GST as applicable of their individual allocation as mentioned herein.
- (ix) The **OWNERS** shall clear up all the previous outstanding taxes of K.M.C. including pending G.R.; if any. But, initially the **DEVELOPER** will bear the entire cost for clearing the outstanding taxes which shall be adjusted by the **DEVELOPER** at the time of handing over Owners' Allocation from the Owners' non-refundable amount. After taking possession of the Owners' Allocation in the said building the Owners shall have to pay the necessary maintenance of the building and also the proportionate taxes. The **DEVELOPER** shall pay the taxes for the period of construction of the building in respect of building and thereafter the maintenance and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchasers.
- (x) The **OWNERS** shall take proper initiative to enjoy all easement rights upon the adjacent passage on which the entire project depend upon.

9. **JURISDICTION:**

All courts, within the limits of Alipore, District South 24-Parganas and the High Court at Calcutta.

SCHEDULE OF THE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)
SCHEDULE - 'A'

ALL THAT piece and parcel of 'Bastu' land measuring an area of 7 (Seven) Cottahs 2 (Two) Chittacks 40 (Forty) Sq.ft. togetherwith three nos. of separate pucca structures totaling an area of 2999 (Two Thousand Nine Hundred and Ninety-nine) Sq.ft. more or less having cemented flooring, whereon a new Ground plus Four storied building with lift facility shall be erected as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation, Borough Office - XII after demolishing

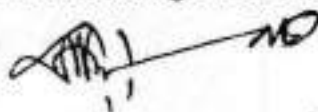


the existing old building and structure, situated in Mouza – Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151, comprising in C.S. Dag No. 307, under C.S. Khatian No. 52, corresponding to R.S. Dag No. 329, under R.S. Khatian No. 996, within A.D.S.R. Office Sealdah, known as K.M.C. Premises No. 141, Kali Kumar Majumder Road, having Assessee No. 31-103-20-0398-2, under Ward No. 103, presently Police Station – Survey Park, (formerly Police Station – Purba Jadavpur), Kolkata – 700 075, District – South 24-Parganas and entire premises is butted and bounded by :

- ON THE NORTH : 8400MM (min) 9000MM (max) wide K.M.C. Black Top Road;
- ON THE SOUTH : Premises No. 54 & partly Premises No. 55, Santoshpur Avenue;
- ON THE EAST : Land and property of 18C, K.K. Majumder Road;
- ON THE WEST : Land and property of 16C & 16C/1, K.K. Majumder Road.

SCHEDULE – 'B' ABOVE REFERRED TO
(OWNERS' ALLOCATION)
TO BE OBTAINED FROM THE DEVELOPER

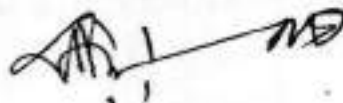
The OWNERS shall jointly get entire complete First Floor, three residential flats to be situated on the Second Floor, North-East side, Third Floor, South-East-West side and Fourth Floor, North-East side of the proposed new building as per K.M.C. sanction floor area along with five Nos. of Car Parking Spaces on the Ground Floor of the proposed building, each measuring an area of 125 (One Hundred and Twenty-five) Sq.ft. more or less. Besides above the OWNERS herein shall get from the DEVELOPER a non-refundable sum of Rs.23,00,000/- (Rupees Twenty-three Lac) only by several installments out of which (i) Rs.6,00,000/- (Rupees Six Lac) only is paid on or before execution and registration of this Development Agreement as mentioned in the memo below and balance (ii) Rs.17,00,000/- (Rupees Seventeen Lac) only is to be paid during construction work on or before handing over physical possession of Owners' Allocation. It is noted that the existing three nos. of pucca structures which



are standing in the said premises shall be demolished by the DEVELOPER herein at his cost and the DEVELOPER shall enjoy the entire sale proceeds of the building materials thereto after demolishing the same. The OWNERS No. 1 to 3 shall jointly get one shifting charges amounted Rs.7,000/- only per month and such amount will be paid accumulated for one year and to be paid from the date of getting the sanction plan and the OWNER No. 5 shall get one shifting charges amounted Rs.12,000/- only per month i.e. the rent for tenanted accommodation from the DEVELOPER since the date of vacating the said premises and till the date of handing over the Owners' Allocation. Besides, the OWNERS shall also enjoy the proportionate share of land together with the right of enjoyment of all the common amenities/facilities of the building. This is called the OWNERS' ALLOCATION.

SCHEDULE - 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

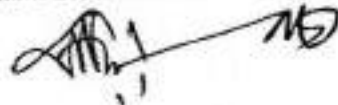
1. All stair-cases and stair landings on all the floors of the said building.
2. Stair-case of the building leading towards the vacant roof.
3. Common passages including main entrances on the ground floor leading to the top floor vacant roof of the building.
4. All common services and upon common spaces and undivided proportionate share of land and rights, liberties, easement and privileges and appendages and appurtenances to be enjoyed by the Co-owners.
5. Roof, Mounted Room, if any, Parapet wall of the building are for the purpose of common services and right.
6. Water pump, overhead water tank and all water supply line and plumbing lines.
7. Common Electric meter space, electric meter board, Electricity service and electricity main line wirings and lighting.
8. Drainages and sewerages including man-hole, junction pits etc. and drive way.
9. Boundary walls, main gate and/or side gates if any.



10. Vacant space and common W.C., Care Taker's Room and Pump Room on the Ground Floor and other facilities.
11. Lift and lift machine room of the building
12. Right of egress and ingress of car from the Car Parking Space to the outside road through common vacant space situated in front of the Car Parking Space.
13. Such other common parts, areas, equipments and installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to other user and occupier of the Unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.

SCHEDULE - 'D' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The **DEVELOPER** herein shall get the rest construction of the proposed Ground plus Four storied building i.e. six residential flats to be situated on the Second Floor, North-West side, Second Floor, South-East-West side, Third Floor, North-East side, Third Floor, North-West side, Fourth Floor, North-West side and Fourth Floor, South-East-West side of the proposed new building as per K.M.C. sanction floor area along with remaining area on the Ground Floor (except Owners' five Car Parking Spaces) of the proposed building excluding the **OWNERS' ALLOCATION**. The Party of the **SECOND PART/ DEVELOPER** shall erect the entire proposed Ground plus Four storied building with lift facility at its cost and its supervision and labour to be erected as per annexed Specification and also as per the sanction building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats, shop, if any and Car Parking Space etc. The **DEVELOPER** shall enjoy the common rights alongwith undivided proportionate land share out of total land as mentioned in the **SCHEDULE - "A"** herein and all the common facilities as mentioned in the **SCHEDULE - 'C'** above.



IN WITNESS WHEREOF the Parties have put their respective signature hereto the day, month and year first above written.

WITNESSES:

1. Abhejit Kumar Mishra
69/1 Baghajatin Place
Kolkata. 700086

1. Soumen Das

2. Subarona Saha.

3. Dipan Saha

4. Swapan Kumar

5. Anjan Kumar Kundu

2. Anjan Kundu
4/102 K.K. Majumdar Road.
KOL-75.

SIGNATURE OF THE OWNERS

3. Anpita Kundu
16. K. K. Majumdar
Road, Santoshpur,
KOL-75.

J. S. CONTRACTOR
Swapan Kumar
Proprietor

SIGNATURE OF THE DEVELOPER

DRAFTED & PREPARED BY:

Debes Kumar Misra (Signature)

(MR. DEBES KUMAR MISRA)
ADVOCATE [Enrolment No. F/364/329/1989]
HIGH COURT, CALCUTTA
Resi-cum-Chamber :69/1, Baghajatin
Place, Kolkata-86
PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED the part non-refundable sum of Rs.6,00,000/- (Rupees Six Lac only) from the within mentioned DEVELOPER in the manner following :-


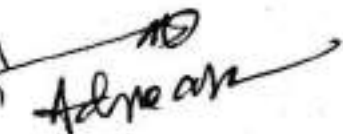
Sl. No.	Cheque No.	Date	Bank's Name & Branch	Paid to	Amount (Rs.)
1.	000142	05.07.2022	Bandhan Bank, Santoshpur Branch	Ankan Kumar Kundu	Rs. 3,00,000.00
2.	000151	25.07.2022	-Do-	Soumen Saha	Rs. 1,00,000.00
3.	000152	25.07.2022	-Do-	Subarna Saha	Rs. 1,00,000.00
4.	000153	25.07.2022	-Do-	Dipen Saha	Rs. 1,00,000.00
Total :					<u>Rs. 6,00,000.00</u>

(Total Rupees Six Lac only)

WITNESSES:

- | | |
|--|---|
| <p>1. Abhejal Kumar Mishra
69/A, Bagheeta Place
Kolkata - 700 86</p> <p>2. Anay Kundu
4/102 K.K. Majumdar Road,
Kolkata - 75.</p> <p>3. Anpita Kundu
16 K.K. Majumdar Road,
Santoshpur, Kolkata - 75</p> | <p>1. Soumen Saha.</p> <p>2. Subarna Saha.</p> <p>3. Dipen Saha</p> <p>4. Swapan Kundu.</p> <p>5. Ankan Kumar Kundu</p> |
|--|---|

SIGNATURE OF THE OWNERS

ANNEXURE XSCHEDULE OF WORK
(SPECIFICATION OF THE BUILDING CONSTRUCTION)

All Civil work as per L.S.I. standard.

1. Entire Floor Marble/Vitrified tiles in inside of flat.
2. Sal wood frame in door.
3. Factory made phenol bonded ply flush door shutter in door.
4. M.S. Grill (Square Bar) and Aluminum with glass fitted sliding Window.
5. Plaster of Paris in wall.
6. Weather coat or equivalent paint in outside wall.
7. Synthetic enamel paint in doors & windows (ICI/Berzer).
8. Colour glazed tiles (10"x15") in W.C. and toilets upto 6 ft. height and 2.5 ft. height in kitchen.
9. Polished Green marble slab on kitchen platform.
10. Steel sink in kitchen.
11. Concealed electrical & water supply line.
12. Verandah railing up to window seal height.
13. White vitreous commode, pan, and basin of Hindware/Parryware.
14. Main door one side Teak finishes with necessary fittings and one collapsible gate on main gate for the land Owner only.
15. Roof tiles on roof for leak and heat proof with a coat of SIKALATEX.
16. ESSCO Mark plumbing fittings.
17. Gate in boundary wall for easy access.
18. Roof treatment shall be done as per Developer choice.
19. Lift shall be installed.

ELECTRICAL SPECIFICATION OF FLAT

- | | |
|---|--|
| <p>1. Bed Room</p> <p>2. Drawing/Dining</p> <p>3. Kitchen</p> <p>4. Toilet</p> <p>5. W.C.</p> <p>6. Verandah</p> <p>7. Flat wise separate Main Switch, 1 A.C. point in master bed room.</p> | <p>- 2 Light points, 1 Fan point, 1 Plug point.</p> <p>- 2 Light points, 2/3 Fan point, 1 Plug point, 1 Telephone point, 1 Cable point, 1 Plug point (15 amp.), 1 Calling Bell point.</p> <p>- 1 Light point, 1 Plug point (15 amp.), 1 Exhaust Fan point, 1 Chimney point, 1 Plug point (5 amp.).</p> <p>- 2 Light points, 1 Greaser point, 1 Exhaust Fan point.</p> <p>- 1 Light point, 1 Exhaust Fan point.</p> <p>- 1 Light Point, 1 Plug point (15 Amp.).</p> |
|---|--|

It is noted that if any extra work is done out of the said specification by the OWNERS, for such extra work, the OWNERS shall pay the necessary cost to the DEVELOPER.



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name Soumen Saha
Signature Soumen Saha



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name Subarna Saha
Signature Subarna Saha



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name Dipen Saha
Signature Dipen Saha














	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name Swapan Kantha
Signature Swapan Kantha

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				

Name

Signature

	Thumb	1 st finger	Middle finger	Ring finger	Small finger	
	left hand					
	right hand					

Name. ANKAN KUMAR KUNDU

Signature ANKAN KUMAR KUNDU

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				

Name

Signature

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				

Name

Signature

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

Details

GRN:	192022230081469908	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	25/07/2022 10:21:58	Bank/Gateway:	SBIEpay Payment Gateway
BRN:	1393047437928	BRN Date:	25/07/2022 10:25:42
Gateway Ref ID:	222063552368	Method:	HDFC Retail Bank NB
Payment Status:	Successful	Payment Ref. No:	2002196292/4/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr TAPESH MISHRA
Address: H C CALCUTTA
Mobile: 9836115120
Period From (dd/mm/yyyy): 25/07/2022
Period To (dd/mm/yyyy): 25/07/2022
Payment ID: 2002196292/4/2022
Dept Ref ID/DRN: 2002196292/4/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002196292/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2002196292/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	6021
			Total	45942

IN WORDS: **FORTY FIVE THOUSAND NINE HUNDRED FORTY TWO ONLY.**









Government of West Bengal









Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042002196292/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Swapan Kantha 29, Lake East 4th Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India. PIN:- 700075	Representative of Developer [J.S. CONTRA CTOR]			Swapan Kantha 25/7/22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Soumen Saha 18A, Kali Kumar Majumder Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Land Lord			Soumen Saha 25/7/22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt Subarna Saha A/1B, Lazmi Narayan Colony, NSC Bose Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047	Land Lord			Subarna Saha 25.07.2022

I. Signature of the Person(s) submitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Dipen Saha 36, Baikuntha Saha Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Land Lord			Dipen Saha 25/07/22
5	Shri Swapan Kantha 29, Lake East 4th Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Land Lord			Swapan Kantha 25/7/22
6	Shri Ankan Kumar Kundu 18, Kali Kumar Majumder Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Land Lord			Ankan Kumar Kundu 25/7/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Tapesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Shri Swapan Kantha, Shri Soumen Saha, Smt Subama Saha, Shri Dipen Saha, Shri Swapan Kantha, Shri Ankan Kumar Kundu			Tapesh Mishra 25/07/2022

(Anupam Halder)
DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal





সংসদীয় সচিব

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

Query No / Year	2002196292/2022	Office where deed will be registered
Query Date	19/07/2022 5:00:44 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Tapeshe Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 6,00,000/-]	
Set Forth value	Market Value	
Rs. 4/-	Rs. 2,09,01,256/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,021/- (Article:48(g))	Rs. 6,021/- (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: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: K. K. Majumder Road, , Premises No: 141, , Ward No: 103, Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 2 Chatak 40 Sq Ft	1/-	1,88,76,931/-	Width of Approach Road: 30 Ft.,
Grand Total :				11.8479Dec	1/-	188,76,931 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq FL	1/-	6,75,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 1000 Sq FL, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete



Query No: 2002196292 of 2022, Printed On : Jul 25 2022 10:19AM, Generated from wbregistration.gov.in

On Land L1	1000 Sq Ft.	1/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
On Land L1	999 Sq Ft.	1/-	6,74,325/-	Structure Type: Structure
Gr. Floor, Area of floor : 999 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
Total : 2999 sq ft		3 /-	20,24,325 /-	

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Shri Soumen Saha Son of Late Satya Ranjan Saha, 18A, Kali Kumar Majumder Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. bdxxxxx1d, Aadhaar No.: 62xxxxxxxx2878, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Smt Subarna Saha Wife of Shri Nitish Ranjan Saha, A/18, Lazmi Narayan Colony, NSC Bose Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. avxxxxx1q, Aadhaar No.: 86xxxxxxxx0676, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Shri Dipen Saha Son of Late Satya Ranjan Saha, 36, Baikuntha Saha Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. awxxxxx9e, Aadhaar No.: 94xxxxxxxx7358, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Shri Swapan Kantha Son of Late Bhabotosh Kantha, 29, Lake East 4th Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. agxxxxx4n, Aadhaar No.: 55xxxxxxxx5058, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Shri Ankan Kumar Kundu Son of Late Bidhu Bhusan Kundu, 18, Kali Kumar Majumder Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ajxxxxx3e, Aadhaar No.: 38xxxxxxxx1595, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



er Details :

Name & address	Status	Execution Admission Details :
J.S. CONTRACTOR (Sole Proprietoship) 29, Lake East 5th Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 PAN No. AGxxxxxx4N , Aadhaar No Not Provided by UIDAI Status Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri Swapan Kantha Son of Late Bhabatosh Kantha 29, Lake East 4th Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx4N , Aadhaar No.: 55xxxxxxxx5058	J.S. CONTRACTOR (as Sole Proprietor)

Identifier Details :

Name & address
Mr Tapesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri Swapan Kantha, Shri Soumen Saha, Smt Subarna Saha, Shri Dipen Saha, Shri Swapan Kantha, Shri Ankan Kumar Kundu



Transfer of property for L1

From	To. with area (Name-Area)
Shri Soumen Saha	J.S. CONTRACTOR-2.36958 Dec
Smt Subarna Saha	J.S. CONTRACTOR-2.36958 Dec
Shri Dipen Saha	J.S. CONTRACTOR-2.36958 Dec
Shri Swapan Kantha	J.S. CONTRACTOR-2.36958 Dec
Shri Ankan Kumar Kundu	J.S. CONTRACTOR-2.36958 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Soumen Saha	J.S. CONTRACTOR-200 Sq Ft
2	Smt Subarna Saha	J.S. CONTRACTOR-200 Sq Ft
3	Shri Dipen Saha	J.S. CONTRACTOR-200 Sq Ft
4	Shri Swapan Kantha	J.S. CONTRACTOR-200 Sq Ft
5	Shri Ankan Kumar Kundu	J.S. CONTRACTOR-200 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Shri Soumen Saha	J.S. CONTRACTOR-200 Sq Ft
2	Smt Subarna Saha	J.S. CONTRACTOR-200 Sq Ft
3	Shri Dipen Saha	J.S. CONTRACTOR-200 Sq Ft
4	Shri Swapan Kantha	J.S. CONTRACTOR-200 Sq Ft
5	Shri Ankan Kumar Kundu	J.S. CONTRACTOR-200 Sq Ft

Transfer of property for S3

Sl.No	From	To. with area (Name-Area)
1	Shri Soumen Saha	J.S. CONTRACTOR-199.8 Sq Ft
2	Smt Subarna Saha	J.S. CONTRACTOR-199.8 Sq Ft
3	Shri Dipen Saha	J.S. CONTRACTOR-199.8 Sq Ft
4	Shri Swapan Kantha	J.S. CONTRACTOR-199.8 Sq Ft
5	Shri Ankan Kumar Kundu	J.S. CONTRACTOR-199.8 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. : 311032003982 Premises No. : 141 Ward No. : 103 Street Name : KALIKUMAR MAJUMDAR ROAD	Reference Deed No. : I-163000877 Date of Registration. : Mar 15, 2016 Office Where Registered : DSR- V,S24PGS	Owner Name : SRI. ANKAN KUMAR KUNDU Owner Address : 18, KALI KUMAR MAJUMDER ROAD, KOLKATA Pin No. : 700075	Character of Premises: Total Area of Land: 03 Cottah, 08 Chatak, 18 SqFeet,

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 18-08-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 18-08-2022)



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.

e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

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.

Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

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

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.

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.

11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
ভারত সরকার
 Unique Identification Authority of India
Government of India
 প্রমাণিত আই ডি / Enrollment No.: 1040/19858/10264

নাম: ডিপেন সেনা
 Dipen Sena
 38 BARKUNTHA SAMI ROAD
 Santoshpur S.O.
 Santoshpur
 Kolkata
 West Bengal 700075
 MN476261024FT



আপনার Aadhaar সংখ্যা / Your Aadhaar No. :
9429 4610 7358

- সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



নাম: ডিপেন সেনা
 Dipen Sena
 পিতা - সত্য রান্ধন সান্না
 Father: SATYA RANJAN SAMI
 জন্ম তারিখ: DOB: 02/10/1981
 লিঙ্গ: Male



9429 4610 7358

- সাধারণ মানুষের অধিকার



Government of India

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করা হয়।

INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
 Unique Identification Authority of India

ঠিকানা:
 ৩৮, বৈকুন্ঠ সান্না রোড,
 সন্তোষপুর গ্রাম ও পোস্টোফিস,
 কলিকতা, ৭০০০৭৫

Address:
 38, BARKUNTHA SAMI ROAD
 Santoshpur S.O. Santoshpur
 Kolkata, West Bengal, 700075

9429 4610 7358



1800-303-1347



http://uidai.gov.in



Dipen Sena

आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

DIPEY SAHA
SATYA RAMJI SAHA
027071581
AWDPS8869E



Income Tax PAN Service Unit (ITPSU)
Plot No. 1, Sector 11, CED Helipad,
New Mumbai - 400 614

सहायक आयकर सेवा केंद्र (सहायक आयकर विभाग)
प्लॉट नं. 1, सेक्टर 11, सी.ई.डी. हेलिपैड,
नवी मुंबई - 400 614

Dipen Saha



भारत सरकार
GOVERNMENT OF INDIA



সুবর্ণা সাহা
Subarna Saha
পিতা : সত্য রঞ্জন সাহা
Father : SATYA RANJAN SAHA
জন্ম তারিখ / Year of Birth : 1973
লিঙ্গ / Gender



8674 1110 0676

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
A/18 এল.সি.সি.বোস
রোড, নাক্তালা, কলকাতা পি.ও.
কোলাকাতা, পশ্চিমবঙ্গ, 700047

Address:
A/18 L.N.C. N.S.C. BOSE
ROAD, NAKTALA, Naktala
S.O, Naktala, Kolkata, West
Bengal, 700047

1947
1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

PO Box No 1947,
Bengaluru-56 001

Subarna Saha

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SUBARNA SAHA
SATYA RANJAN SAHA
 23/12/1979
 Permanent Account Number
AVGPS1241Q

Subarna S.
 Signature





In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit, UTISL
 Flat No. 3, Sector 11, CBD Belapur,
 New Mumbai - 400 654.

या कार्ड को खोने या पावने सूचना देना/वापस करना :
 आयकर सेवा सेवा युनिट, UTISL
 फ्लॉट नं. 3, सेक्टर 11, सीडी बीलपुर,
 नवी मुंबई - 400 654.

Subarna Saha



भारतीय विशिष्ट परिचय प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

तलिकाहूँरि आ ई/Enrollment No.: 1040/19873/03094

To
 सोमन साहा
 SOUMEN SAHA
 18A KALKUMAR MAJUMDAR
 SANTOSHPUR Santoshpur S.O
 Santoshpur Kolkata
 West Bengal 700075

1970461

 MN157046719DF



आपनार आबक संख्या/ Your Aadhaar No. :

6222 2486 2878

- साधारण मानुषेर अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



सोमन साहा
 SOUMEN SAHA
 पिता : सता रामन साहा
 Father : SATYA RAMJAN SAHA
 जन्म साल / Year of Birth : 1977
 लिंग / Male

6222 2486 2878



- साधारण मानुषेर अधिकार

व्यायकर विभाग

GOVERNMENT OF INDIA

भारत सरकार

GOVERNMENT OF INDIA

SOURIN SAHA

SATYA RAMAN SAHA

13001977

Passport Account Number

EDZPS9951D

Signature

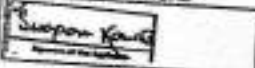



स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER
 AGAPK0494N

नाम / NAME
 SWAPAN KANTHA

पिता का नाम / FATHER'S NAME
 BHOBOTOSH KANTHA

जन्म तिथि / DATE OF BIRTH
 01-04-1967

प्रेषित / SIGNATURE



 श्री ४२४, ए. ए. ४२
 COMMISSIONER OF INCOME-TAX, W.B. - XI

¹
 Swapna Kantha

इस कार्ड के खो / भिल जाने पर कृप्य जारी करने
 वाले अधिकारी को सूचित / सूचना कर दें
 संयुक्त आयकर अधिकारी (प्रदायी एवं तकनीकी),
 पी-७,
 चौरंगी चौक,
 कोलकाता - ७०० ०६९.

In case this card is lost/forward, kindly inform/return to
 the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowringhee Square,
 Calcutta- 700 069.



भारत सरकार
GOVERNMENT OF INDIA



স্বপন কন্ঠ
Swapan Kantha
পিতা : ভবতশ কন্ঠ
Father : BHABATOSH KANTHA
জন্ম বর্ষ / Year of Birth : 1967
পুরুষ / Male



5547 7590 5058

আধার - সাধারণ মানুষের অধিকার

Swapan Kantha



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
২৯, লেক-ইস্ট রোড, কোচ,
সন্তোশপুর, সন্তোশপুর, কোলকাতা,
পশ্চিমবঙ্গ, ৭০০০৭৫

Address:
29, LAKE EAST 4TH ROAD,
SANTOSH PUR, Santoshpur
S.O, Santoshpur, Kolkata,
West Bengal 700075



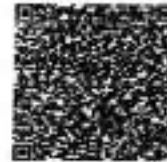
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

চালিকাভুক্তির আই ডি/Enrollment No.: 1040/19873/03134

To
 অঙ্কন কুমার কুন্ডু
 ANKAN KUMAR KUNDU
 18 KALKUMAR MAJUMDAR ROAD
 SANTOSH PUR Santoshpur S.O
 Santoshpur Kolkata
 West Bengal 700075

18088193

 MN186881934DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3899 6729 1595

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



অঙ্কন কুমার কুন্ডু
 ANKAN KUMAR KUNDU
 পিতা : বিষ্ণু ভূসন কুন্ডু
 Father : BISHU BHUSAN KUNDU
 জন্ম বর্ষ / Year of Birth : 1951
 পুরুষ / Male



3899 6729 1595

আধার - সাধারণ মানুষের অধিকার

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AJNPK9183E



नाम /NAME

ANKAN KUMAR KUNDU

पिता का नाम /FATHER'S NAME

BIDHU BHUSAN KUNDU

जन्म तिथि /DATE OF BIRTH

14-10-1951

हस्ताक्षर /SIGNATURE

Shahi

असहक आयुक्त, (कम्प्यू. अप.), कोलकाता

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के लो / गिल लाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
संगुल असहक आयुक्त(पदाति एवं तकनीकी),
पी-7,
चौरिंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/stolen, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Major Information of the Deed

No.	I-1604-08421/2022	Date of Registration	26/07/2022
No / Year	1604-2002196292/2022	Office where deed is registered	
Date	19/07/2022 5:00:44 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapesh Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, 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 : 6,00,000/-]	
Set Forth value		Market Value	
Rs. 4/-		Rs. 2,09,01,256/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,021/- (Article:48(g))		Rs. 6,053/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: K. K. Majumder Road, , Premises No: 141, , Ward No: 103 Pin Code : 700075

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	7 Katha 2 Chatak 40 Sq Ft	1/-	1,88,76,931/-	Width of Approach Road: 30 Ft.
Grand Total :				11.8479Dec	1 /-	188,76,931 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	1000 Sq Ft.	1/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S3	On Land L1	999 Sq Ft.	1/-	6,74,325/-	Structure Type: Structure
Gr. Floor, Area of floor : 999 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2999 sq ft	3 /-	20,24,325 /-	

Major Information of the Deed

No :	I-1604-08421/2022	Date of Registration	26/07/2022
Registry No / Year	1604-2002196292/2022	Office where deed is registered	
Registry Date	19/07/2022 5:00:44 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapeshe Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, 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 : 6,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 2,09,01,256/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 6,053/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: K. K. Majumder Road, , Premises No: 141, , Ward No: 103 Pin Code : 700075

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	7 Kalha 2 Chatak 40 Sq Ft	1/-	1,88,76,931/-	Width of Approach Road: 30 Ft.,
Grand Total :				11.8479Dec	1/-	188,76,931 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	1000 Sq Ft.	1/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S3	On Land L1	999 Sq Ft.	1/-	6,74,325/-	Structure Type: Structure
Gr. Floor, Area of floor : 999 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2999 sq ft	3/-	20,24,325 /-	

and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Soumen Saha Son of Late Satya Ranjan Saha 18A, Kali Kumar Majumder Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bdxxxxxx1d, Aadhaar No: 62xxxxxxxx2878, Status :Individual, Executed by: Self, Date of Execution: 25/07/2022 , Admitted by: Self, Date of Admission: 25/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/07/2022 , Admitted by: Self, Date of Admission: 25/07/2022 ,Place : Pvt. Residence</p>
2	<p>Smt Subarna Saha Wife of Shri Nitish Ranjan Saha A/18, Lazini Narayan Colony, NSC Bose Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: avxxxxxx1q, Aadhaar No: 86xxxxxxxx0676, Status :Individual, Executed by: Self, Date of Execution: 25/07/2022 , Admitted by: Self, Date of Admission: 25/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/07/2022 , Admitted by: Self, Date of Admission: 25/07/2022 ,Place : Pvt. Residence</p>
3	<p>Shri Dipen Saha Son of Late Satya Ranjan Saha 36, Baikuntha Saha Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: awxxxxxx9e, Aadhaar No: 94xxxxxxxx7358, Status :Individual, Executed by: Self, Date of Execution: 25/07/2022 , Admitted by: Self, Date of Admission: 25/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/07/2022 , Admitted by: Self, Date of Admission: 25/07/2022 ,Place : Pvt. Residence</p>
4	<p>Shri Swapan Kantha (Presentant) Son of Late Bhabotosh Kantha 29, Lake East 4th Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: agxxxxxx4n, Aadhaar No: 55xxxxxxxx5058, Status :Individual, Executed by: Self, Date of Execution: 25/07/2022 , Admitted by: Self, Date of Admission: 25/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/07/2022 , Admitted by: Self, Date of Admission: 25/07/2022 ,Place : Pvt. Residence</p>
5	<p>Shri Ankan Kumar Kundu Son of Late Bidhu Bhusan Kundu 18, Kali Kumar Majumder Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ajxxxxxx3e, Aadhaar No: 38xxxxxxxx1595, Status :Individual, Executed by: Self, Date of Execution: 25/07/2022 , Admitted by: Self, Date of Admission: 25/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/07/2022 , Admitted by: Self, Date of Admission: 25/07/2022 ,Place : Pvt. Residence</p>

Details :

Name,Address,Photo,Finger print and Signature

J.S. CONTRACTOR

5, Lake East 5th Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AGxxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Swapan Kantha Son of Late Bhabatosh Kantha 29, Lake East 4th Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx4N, Aadhaar No: 55xxxxxxxx5058 Status Representative, Representative of : J.S. CONTRACTOR (as Sole Proprietor)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Tapesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001</p>			

Identifier Of Shri Swapan Kantha, Shri Soumen Saha, Smt Subarna Saha, Shri Dipen Saha, Shri Swapan Kantha, Shri Ankan Kumar Kundu

Transfer of property for L1

	From	To. with area (Name-Area)
	Shri Soumen Saha	J.S. CONTRACTOR-2.36958 Dec
	Smt Subarna Saha	J.S. CONTRACTOR-2.36958 Dec
	Shri Dipen Saha	J.S. CONTRACTOR-2.36958 Dec
4	Shri Swapan Kantha	J.S. CONTRACTOR-2.36958 Dec
5	Shri Ankan Kumar Kundu	J.S. CONTRACTOR-2.36958 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Soumen Saha	J.S. CONTRACTOR-200.00000000 Sq Ft
2	Smt Subarna Saha	J.S. CONTRACTOR-200.00000000 Sq Ft
3	Shri Dipen Saha	J.S. CONTRACTOR-200.00000000 Sq Ft
4	Shri Swapan Kantha	J.S. CONTRACTOR-200.00000000 Sq Ft
5	Shri Ankan Kumar Kundu	J.S. CONTRACTOR-200.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Shri Soumen Saha	J.S. CONTRACTOR-200.00000000 Sq Ft
2	Smt Subarna Saha	J.S. CONTRACTOR-200.00000000 Sq Ft
3	Shri Dipen Saha	J.S. CONTRACTOR-200.00000000 Sq Ft
4	Shri Swapan Kantha	J.S. CONTRACTOR-200.00000000 Sq Ft
5	Shri Ankan Kumar Kundu	J.S. CONTRACTOR-200.00000000 Sq Ft

Transfer of property for S3

Sl.No	From	To. with area (Name-Area)
1	Shri Soumen Saha	J.S. CONTRACTOR-199.80000000 Sq Ft
2	Smt Subarna Saha	J.S. CONTRACTOR-199.80000000 Sq Ft
3	Shri Dipen Saha	J.S. CONTRACTOR-199.80000000 Sq Ft
4	Shri Swapan Kantha	J.S. CONTRACTOR-199.80000000 Sq Ft
5	Shri Ankan Kumar Kundu	J.S. CONTRACTOR-199.80000000 Sq Ft

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

Admitted for registration at 18:15 hrs on 25-07-2022, at the Private residence by Shri Swapan Kantha, one of the

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 2,09,01,256/-

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


Execution is admitted on 25/07/2022 by 1. Shri Soumen Saha, Son of Late Satya Ranjan Saha, 18A, Kali Kumar Majumder Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. Smt Subarna Saha, Wife of Shri Nitish Ranjan Saha, A/18, Lazmi Naray Colony, NSC Bose Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 3. Shri Dipen Saha, Son of Late Satya Ranjan Saha, 36, Baikuntha Saha Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 4. Shri Swapan Kantha, Son of Late Bhabotosh Kantha, 29, Lake East 4th Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 5. Shri Ankan Kumar Kundu, Son of Late Bidhu Bhusan Kundu, 18, Kali Kumar Majumder Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service

Indetified by Mr Tapesh Mishra, , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-07-2022 by Shri Swapan Kantha, Sole Proprietor, J.S. CONTRACTOR (Sole Proprietorship), 5, Lake East 5th Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr Tapesh Mishra, , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate


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

On 26-07-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,053/- (B = Rs 6,000/- , E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 6,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/07/2022 10:25AM with Govt. Ref. No: 192022230081469908 on 25-07-2022, Amount Rs: 6,021/-, Bank SBI EPay (SBlePay), Ref. No. 1393047437928 on 25-07-2022, Head of Account 0030-03-104-001-16

Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-

Impressed, Serial no 42233, Amount: Rs.100/-, Date of Purchase: 20/07/2022, Vendor name: S B D
Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
20/07/2022 10:25AM with Govt. Ref. No: 192022230081469908 on 25-07-2022, Amount Rs: 39,921/-, Ba
(SolePay), Ref. No. 1393047437928 on 25-07-2022, Head of Account 0030-02-103-003-02

(Signature)

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

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being No 160408421 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.07.27 15:07:29 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/07/27 03:07:29 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

DATED THIS DAY OF JULY 2022

BETWEEN

SRI SOUMEN SAHA & ORS.

OWNERS/VENDORS

AND

J.S. CONTRACTOR

DEVELOPER

DEVELOPMENT
AGREEMENT

MR. DEBES KUMAR MISRA WITH
SOMESH MISHRA & TAPESH MISHRA
ADVOCATES'
HIGH COURT CALCUTTA
69/1, BAGHAJATIN PLACE,
KOLKATA - 700086
MOB.9830236148
MOB.9836115120
MOB.9051446430