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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AG 285102

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

District Sub-Register-III
Ailpore, South 24-parganas

02 SEP 2021

PLOT-A
DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this the 2nd day of September, Two Thousand Twenty One (2021) BETWEEN (1) SMT. USHA NASKAR daughter of Late Amulya Kumar Naskar wife of Nimai Chandra Naskar , PAN: ABEPN9054E, Aadhar No. 801142852051, by occupation Others,

DEBKON

[Signature]
Proprietor


2/9/21
ce - 2/1658707

by Nationality Indian, residing at 158, Rajdanga School Road, Kolkata 700 107, P.S. Kasba, District South 24 Parganas, (2a) **SMT. SRABANI NASKAR** wife of Late Nirapada Naskar, PAN: ANJPN1964E, Aadhar No. 699266432971, by occupation Others, by Nationality Indian, residing at 95D, Kankulia Road, Kolkata 700 029, P.S. Gariahat, (2b) **SMT. DEBOLINA SADHUKHAN NASKAR** wife of Sri Partha Sadhukhan and daughter of Late Nirapada Naskar, PAN: GBPPS8806A, Aadhar No. 264475021457, by occupation Others, by Nationality Indian, residing at 555, Jessore Road, Dum Dum, Motijheel, Kolkata 700 074, District 24 Parganas(N) (3a) **SMT. BIPASHA BERA** wife of Debprasad Bera and daughter of Late Sandhya Mondal and Late Nimai Mondal, PAN: CDQPB7248N, Aadhar No. 434050999382, by occupation Others, by Nationality Indian, residing at Bhabanipur, Ramchandranagar, P.S. Kulpi, South 24 Parganas, Pin- 743503, (3b) **SRI DEBJYOTI MONDAL** son of Late Nimai Mondal and Late Sandhya Mondal, PAN: CMNPM7033A, Aadhar No. 434050999382, by Nationality Indian, residing at Neogipara, Maheshtala, P.S. Maheshtala, District 24 Parganas(s) Pin- 700141, (4a) **SRI SUBIR DAS** son of Late Sushil Kumar Das, and husband of Late Arati Das, PAN: FGRPD9559M,

Aadhar No. 472289299443, (4b) SRI BIDYUT DAS son of Sri Subir Das and Late Arati Das, PAN: APGPD8987A, Aadhar No.928906220355, both by occupation Others, both by Nationality Indian, both residing at 4/55/1, Jahura Bazar lane, P.S. Kasba, Kolkata – 700042, hereinafter Jointly called or referred to as the "LANDOWNERS" (which expression unless excluded by or repugnant to the context shall be deemed to mean and include their respective legal heirs, executors, successors, legal representatives and assignees) of the FIRST PART / ONE PART;

-A N D-

MR. DEBASHIS BHATTACHARJEE son of Late Amulya Ratan Bhattacharjee, PAN: AIDPB8315L, by occupation Business, by Nationality Indian, residing at 41G, R.N. Das Road, Kolkata 700 031, P.S. Kasba, District 24 Parganas (South), the proprietor of M/S. DEBKON having its' registered office at 131B/1, Sarat Ghosh Garden Road, Kolkata 700 031, P.S. Kasba, District 24 Parganas(South), hereinafter referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs,



executors, legal representatives and assignees) of the SECOND PART;

WHEREAS:

1. That the predecessor of the present Owners i.e. Amulya Kumar Naskar was the Owner of ALL THAT piece and parcel of Land measuring 05 Cottahs 22 sq. ft. more or less with one storied building standing thereon being Premises No. 4/20, Jahura Bazar Lane, Kolkata 700 042, Ward No. 091, P.S. Kasba by virtue of purchaser on 26/03/1984 and the said Deed was registered at Sub Registration Office at Alipore and recorded in Book No. 1, Volume No. 111, Pages from 84 to 98 , being No. 1481 for the year 1984. After the said purchase the said Amulya Kumar Naskar mutated his name before the Kolkata Municipal Corporation in respect of the said Premises No. 4/20, Jahura Bazar Lane, Kolkata 700 042, Ward No. 091, P.S. Kasba and recorded under Assessee No. 210910700315 and had been paying taxes to the appropriate authority.

2. Thereafter the said Amulya Kumar Naskar died intestate on 08/01/1993 leaving behind his wife Panchu Bala Naskar, three

married daughters namely Smt. Usha Naskar, Smt. Sandhya Mondal, Smt. Arati Das and one son Nirapada Naskar as his legal heirs and successors all of them jointly inherited the said Premises / Property according to the Hindu Succession Act. Each had undivided 1/5th share of the said Premises.

3. Thereafter the said daughter Arati Das died intestate on 09/06/2019 leaving behind her husband Subir Das and one son Bidyut Das the Owner No. 4a & 4b hereof as her legal heirs and successors and they inherited undivided 1/5th share of the said Premises / Property left by Arati Das.

4. Thereafter the said Panchu Bala Naskar wife of Late Amulya Kumar Naskar died intestate on 15/03/2020 leaving behind her two daughter Usha Naskar and Sandhya Mondal and one son Nirapada Naskar and one Grand son Bidyut Das son of Late Arati Das and son in Law Subir Das the husband of Late Arati Das as her legal heirs and successors and they jointly inherited undivided 1/5th share of the said Premises / Property left by Panchu Bala Naskar.

5. Thereafter the said Sandhya Mondal died intestate on 06/08/2020 leaving behind her husband Nimai Mondal, two daughter Bipasha Bera, Sukanna Bakshi and one son Debjyoti Mondal as her legal heirs and successors and they jointly inherited undivided $\frac{1}{5}$ th share of the said Premises / Property left by Sandhya Mondal plus $\frac{1}{4}$ share of $\frac{1}{5}$ share of Panchu Bala Naskar . Subsequently the said Nimai Mondal died intestate.

6. Thereafter the said Nirapada Naskar died intestate on 14/11/2020 leaving behind his wife Srabani Naskar and one daughter Debolina Sadhukhan Naskar the Owner No. 2a to 2b hereof as his legal heirs and successors and they jointly inherited undivided $\frac{1}{5}$ th share of the said Premises / Property left by Nirapada Naskar plus $\frac{1}{4}$ share of $\frac{1}{5}$ share of Panchu Bala Naskar .

7. That according to the above recital the said Owners SMT. USHA NASKAR, SMT. SRABANI NASKAR ,SMT. DEBOLINA SADHUKHAN NASKAR, SMT. BIPASHA BERA, SRI DEBJYOTI MONDAL, SMT. SUKANNA BAKSHI , SRI SUBIR DAS and SRI BIDYUT DAS became the Joint Owner of the said Premises No. 4/20,

Jahura Bazar Lane, Kolkata 700 042, Ward No. 091, P.S. Kasba containing an area measuring 05 Cottahs 22 sq. ft. more or less.

8. That according to the above recital each group of Owner got undivided and un-demarcated 01 Cottah 04 Chittack 05 sq. ft. more or less land of the said Premises. So that the said Bipasha Bera, Debjyoti Mondal and Sukanna Bakshi got undivided and un-demarcated 01 Cottah 04 Chittack 05 sq. ft. more or less land togetherwith 375 sq. ft. pucca structure of the said Premises. Thereafter on 2/9/2021 the said Sukanna Bakshi transferred her share i.e. 06 Chittacks 32 sq. more or less and 125 sq. ft. structure of the said Premises to her Sister Bipasha Bera and Debjyoti Mondal by a Deed of Gift. *vide no = 7090/2021.*

9. That according to the above recital the present Owners SMT. USHA NASKAR, SMT. SRABANI NASKAR, SMT. DEBOLINA SADHUKHAN NASKAR, SMT. BIPASHA BERA, SRI DEBJYOTI MONDAL, SRI SUBIR DAS and SRI BIDYUT DAS became the Joint Owner of the said Premises No. 4/20, Jahura Bazar Lane, Kolkata

700 042, Ward No. 091, P.S. Kasba containing an area measuring 05 Cottahs 22 sq. ft. more or less

10. Thereafter with due intention of Develop the said Premises by erection a multi Storied building on the said Land the Owners hereof divided the said entire Land into two Part, being Plot No. "A" containing an area 04 Cottahs 02 Chittacks 26 sq. ft. more or less and being Plot No. "B" containing an area 11 Chittacks 26 sq. ft. more or less, Being Premises No. 4/20, Jahura Bazar Lane, Kolkata 700 042, Ward No. 091, P.S. Kasba.

11. That thereafter Owners hereof intend to develop the said Plot No. "A" containing an area 04 Cottahs 02 Chittacks 26 sq. ft. more or less through an efficient Developer by erecting a Ground plus Three Storied building on the said land according to the sanction building plan of Kolkata Municipal Corporation and accordingly the Owners hereof contacted with the Developer hereof to construct a ground plus Three storied Building on the said land as per sanction building plan of the Kolkata Municipal Corporation.

12. Thereafter the Developer hereof inspected all the documents relating of the said Land and after negotiation with the Land Owners,

the Developer hereof agreed to develop the said property by erecting a ground plus Three storied building on the said land according to the building plan according to the said sanction building plan of KMC on the terms and conditions as follows:-

NOW THESE PRESENTS WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO TO as follows: -

ARTICLE -I

DEFINITION

Unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them: -

- 1) LANDOWNER shall mean a) SMT. USHA NASKAR, b) SMT. SRABANI NASKAR, c) SMT. DEBALINA SADHUKHAN NASKAR, d) SMT. BIPASHA BERA, f) SRI DEBJYOTI MONDAL, g) SRI SUBIR DAS and h) SRI BIDYUT DAS and shall include their all legal heirs, executors, administrators and legal representatives.
- 2) DEVELOPER shall mean M/S. DEBKON represented by its' sole proprietor SRI DEBASHIS BHATTACHARJEE and shall include

successors in office time to time and legal his heirs, executors, administrators and legal representatives.

3) BUILDING shall mean to be constructed on the said Land mentioned in the FIRST SCHEDULE hereunder written One Ground plus Three storied building on the land measuring 04 Cottahs 02 Chittacks 26 sq. ft. more or less according to the sanction building plan to be sanctioned by the Kolkata Municipal Corporation.

4) COMMON FACILITIES AND AMENITIES shall include corridors, stairways, passageways, Lift, semi-underground water reservoir, overhead water tank, water pump and motor and roof and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment provisions, maintenance and management of the building.

5) SALEABLE SPACE shall mean the Total Floor Area and Car Parking Space, in the said building available for independent use and occupation after making due provisions for common facilities and the space required therefore except the common area on the ground floor of the proposed building.

6) OWNER'S and DEVELOPER ALLOCATION shall mean that after construction of the above mentioned building on the First Schedule property, with the cost and expenses of the Developer, the ratio of the said proposed Building construction area would be 50: 50: i.e. the Owners will get 50% of the proposed Sanction of those building Plan and Developer will get 50% of the proposed Sanction of those Building. So that the Developer will deliver 50% of the Flat area and 50% Car Parking Space of the said proposed building to the Owners such as

The said 50% of the Owners Allocation of the building would be :-

- a) Two Flats (2BHK) each on the FIRST FLOOR. One Flat on the Eastern side and one Flat on the North West side. .
- b) One Flat (2BHK) on the Second Floor Eastern side..
- c) Two Flats (2BHK) each on the THIRD FLOOR . One Flat on the Eastern side and one Flat on the North West side. .
- d) 50% of Sanction Garage as per the sanction building Plan.

The Owners Allocation of the proposed building to be indicated after sanction of the building Plan from the Kolkata Municipal Corporation in respect of the said Premises.

- e) The Developer will pay a sum of Rs. 2,50,000/- to each group of Owners as forfeited amount / non-refundable amount.

Out of the said Total amount the Developer will pay

- i) Rs. 1,26,000/- (Rupees One Lakh Twenty Six Thousand) only to Land Owner No. 1 hereof .
- ii) Rs. 1,26,000/- (Rupees One Lakh Twenty Six Thousand) only to Land Owner No. 2a & 2b hereof
- iii) Rs. 1,26,000/- (Rupees One Lakh Twenty Six Thousand) only to Land Owner No. 3a, & 3b hereof
- iv) Rs. 1,26,000/- (Rupees One Lakh Twenty Six Thousand) only to Land Owner No. 4a & 4b hereof

And balance at the time of Handover the possession of the Building to the Owners.

The Developer will provide Shifting Charge Rs.1,00,000/- (Rupees One lakh) only per year to the Each Land Owners Group from the date of hand over the vacant possession of the said premises to the Developer for construction of proposed building till hand over the Owners allocation of the new building.

Developers' Allocation : Apart from the Owners Allocation mentioned above remaining area of the proposed building would be the Developers' allocation of the proposed building mentioned in the THIRD SCHEDULE hereunder written.

- 7) FORCE MAJEURE shall mean flood, earth quake, riot, war storm, tempest, civil commotion or any act of the god which is beyond the control of parties hereto affected thereby.
- 8) COMMON PURPOSES shall mean and include the purposes of maintaining and managing the said property /premises / land and / or building /buildings and in particular the common parts, meeting of the common expenses and matters relating to mutual rights and obligations of the party's interest relating to the said property / premises land and / or building or buildings and the use and enjoyment thereof.

ARTICLE -II: OWNER'S REPRESENTATION

1. The Land Owners hereof agree to deliver the vacant khas and peaceful possession of the said Premises / Land to the Developer

within seven days from the date of notice issued by the Developer for handover the said land for construction of the proposed building.

2. That prior to the execution of this agreement the Land Owners have not entered into any Agreement for Sale, Development, Leases, transfer of the FIRST SCHEDULE property with any persons or Company.

3. That all arrears rents, taxes, charges and rates in respect of the said land till the date of execution this present shall be paid by the Land Owners and the Developer shall be liable to pay the rent, rates and taxes and other charges from the date of execution of this agreement till the completion of the building in all respect. The Developer enter this Agreement with the Land Owners in respect of First Schedule property as it where it basis

4. That at the time Execution of this Agreement, the Land Owners shall handover the of original Title Deed and Mutation Certificate issued by the KMC and other related documents related to the said Property to the Developer with valid receipt from the Developer.

ARTICLE -III:

DEVELOPER'S RIGHTS & OBLIGATIONS:

1. That the Developer will deliver the Owners' Allocation of the proposed building within 24(Twenty Four) months from the date of sanction building Plan from the Kolkata Municipal Corporation. The Developer shall submit the Building Plan before the authority concern within 6(six) months from the date of Agreement otherwise the Agreement will be cancel.
2. That the Developer shall Sanction the Multistoried Building Plan from the authority of the Kolkata Municipal Corporation with the cost and expenses of the Developer. All cost preparation and sanction of building including sanction fees and all other fees shall be borne by the Developer.
3. The Developer shall be entitled for his allocated portion of building and to enter into Agreement for sale, and to take advance from the proposed Purchaser / Purchasers hereby at their risk and responsibility for their residential purpose. The Developer shall not deliver the possession of the Developer's Allocated portion to any of the transferees / Purchasers of the Developer prior to the handover the Land Owner's allocation to the Land Owners.

4. In construction of the buildings and providing dwelling units the Developer shall install in the said buildings at its' own costs water storage tanks, Lift, overhead reservoirs, electrical installations, electrical wirings, water pipes, sanitary wares, and all other facilities and amenities attendant to dwelling units and / or ownership flats and / or as required to be provided in such building to make the dwelling units for comfortable habitation.

5. That the construction of the building would be as Fourth Schedule hereunder written.

ARTICLE -IV

CONSIDERATION.

In consideration of the said land, the Land Owners have agreed to grant to the Developer, the exclusive right to develop the said premises according to the sanction building plan of the appropriate authority and after construction of the Ground plus Three storied building on the First Schedule property, with the cost and expenses of the Developer and after construction of the building the Developer will deliver the said Flat area and Car Parking Space of the building

to the Land Owners in lieu of their Land more particularly mentioned in the Second Schedule hereunder written.

ARTICLE -V

PROCEDURE

1. The Land Owners shall grant in favour of the Developer a GENERAL POWER OF ATTORNEY as may be required by the Developer for the purpose of construction of the building and all other necessary permissions from the appropriate authority in connection with the construction of the building and to erect a building as per the said sanctioned building plan as per Third Schedule hereunder written and also to collect advance or any consideration amount from Intending Purchaser / Purchasers of the Developer's Allocated portion and also to execute all Deed of Declaration, Affidavit, Deed of Gift to KMC. all sale Deeds of the Developer's Allocated portion in the said building and such Power of Attorney will be continuing till development of the said Premises.

Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration Money by executing Agreement /

Final Documents for transfer of Property as per provisions and laid down in the said Documents as a Developer without getting any Ownership of any Part of the Property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement / Final Document for Transfer of Property between the Owner and the Developer in anyway. This clause shall have overriding effect to anything written in these Documents in contrary to this clause.

ARTICLE -VI

BUILDING

1. The Developer shall at his own cost, construct erect and complete the building with all common facilities and amenities at the said proposed Premises in accordance with the plan to be sanctioned with good and standard material as may be specified by the Architect to be appointed by the Developer from time to time and the decision of the Architect regarding the quality of the material shall be final and binding between the parties hereto.

2. The Developer at his cost and expenses and without creating any financial or other liabilities to the Land Owners and shall construct and complete the building and various units and / or apartments therein in accordance with the sanctioned building plan within 24 months from the date of said sanction plan of The Kolkata Municipal Corporation or any other authority.

ARTICLE – VII

DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes to keep the Land Owner's indemnified against all Third Party claim and actions arising out of any sort of act or commission of the Developer in or related to the construction of the said building.

2. The Developer hereby undertakes to keep the Land Owners indemnified against all actions suits courts proceedings and claims that arise out of the Developer's action with regard to the Development of the said premises and / or in the matter of construction of the said building and / or for any defect therein.

3. During the period of construction if any disputes arise or litigation arise regarding the said land with the neighboring peoples or any club or association, then the Developer will be take the responsibility.

ARTICLE :VIII

LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer as Constitute Attorney of the Land Owners to defend all actions, suits and proceedings which may arise in respect of the Development of the said premises and all costs, charges and expenses incurred for that purpose shall be borne by the Developer.

2. The Land Owners undertake and agree to execute and register all conveyances and transfer of the proportionate share of land only in favour of the person with whom the Developer enters into agreement in respect of Developer's Allocated portion only.

THE FIRST SCHEDULE AS ABOVE REFERRED TO: -(Entire Property)

ALL THAT piece and parcel of the land measuring 04 (Four) Cottahs 02 (Two) Chittacks 26 (Twenty Six) sq. ft. more or less, being Plot No. "A" togetherwith old dilapidated one storied building, measuring 1500 sq. ft. more or less at Premises No. 4/20, Jahura Bazar Lane, Ward No. 091, P.S. Kasba, Kolkata 700 042 and which is butted and bounded as follows:-

ON THE NORTH

By Premises No. 4/19 and 4/26B, Jahura Bazar Lane;

ON THE SOUTH

By Premises No. 4/20A, Jahura Bazar Lane and Plot No. B; ;

ON THE EAST

By Others Building;

ON THE WEST

By 15 ft. wide KMC Road;

THE SECOND SCHEDULE ABOVE REFERRED TO:
(Owners Allocation)

That after construction of the entire building according to the sanction building plan on the FIRST SCHEDULE property togetherwith all amenities thereto, the Developer will deliver the 50%

share of the entire building at Premises No. 4/20, Jahura Bazar Lane, Ward No. 91, P.S. Kasba, Kolkata 700 042, mentioned above togetherwith right of use all common facilities and amenities of the building, like drainage, staircase, electric meter room, side open space of the building main entrance, water reservoir tank, water tank, top roof and other common space whatsoever with other co-sharers of the building . The said 50% share of the Building would be :

- A) Two Flats (2BHK) each on the FIRST FLOOR. One Flat on the Eastern side and one Flat on the North West side.
- B) One Flat (2BHK) on the SECOND FLOOR Eastern side..
- C) Two Flats (2BHK) each on the THIRD FLOOR . One Flat on the Eastern side and one Flat on the North West side.
- D) 50% of Sanction Garage as per the sanction building Plan.

THE THIRD SCHEDULE AS ABOVE REFERRED TO:

(Developer's Allocation)

That the remaining portion of the proposed building at kmc Premises No. 4/20, Jahura Bazar Lane, Ward No. 91, P.S. Kasba, Kolkata 700 042, after providing the Owner's Allocated portion mentioned in the Second Schedule property would be the Developer's

Allocated portion togetherwith right of use all common facilities and amenities of the building, like drainage, staircase, electric meter room, stair case, Lift, side open space of the building main entrance, water reservoir tank, water tank, top roof and other common space whatsoever with other co-sharers of the building

THE FOURTH SCHEDULE ABOVE REFERRED TO:-
(Specification of Construction)

01. Structure - R C C frame structure with footing below columns, beams, slabs, stair case etc. (as per KMC design)
02. Walls -200 mm thick brick work for external wall and 75/125 mm thick brick work in wire netting for internal walls.
03. Internal Wall Finish -Walls and ceiling to be finished with plaster of Paris over sand cement plaster.
04. External Wall Finish – Weather coat paint of approval shade over sand cement plaster.

05. Floor Finish Skirting & Dado – Marble (Marwar 2'x 2') floor finish and skirting in rooms, verandah, lobby stair case etc. Marble finish with 6' high ceramic tiles (Johnson) to dado in toilet. Marble Floor finish black kudappa stone over cooking platform with 2'-00" high glaze ceramic tiles over cooking platform and sink. Common Passage and Garage portion floor finish with net cement.
06. Doors – Commercial type flush door on Sal wood frame, painted on both sides for all internal doors. Teak finish flush door on Sal wood frame polished on front side for main door.
07. Windows – Aluminum sliding window with 3mm thick glass and fitted with grill and painted with enamel paint.
08. Verandah /Staircase – 900 High M.S. railing for verandah and 75 mm thick brick work for staircase.
09. Roof Treatment – Complete with PCC to proper slope over R.C. slab.

10. Toilet Fittings- Commode (Hindware) water closet with low down PVC cistern wash basin of standard size and quality(Hindware), all white in colour, ESCCO Band C.P. bib cock to be fitted in toilet.

11. W.C fittings –Commode(Hindware) water closet with low down PVC Cistern all white in colour, one Esscco band C.P. bib cock to be provided.

12. Kitchen Fitting -Steel sink with C.P tap in kitchen. All plumbing works inside kitchen to be concealed. (all concealed Type plumbing work made by CPVC Supreme Pipe for inside and UPVC supreme Pipe for outside)

13. Sanitary Drainage System – All soil liens and waste water lines (100mm SW) to be connected to KMC sewer system through sewer drain running around the building.

14. Water Super System - Provision for water supply from overhead tank and underground water reservoir supplied by KMC water supply system.

15. Electrical - All electrical wiring to be concealed in wall and ceiling with provision for sufficient number of points in room etc.

i) Bedroom – a) Light point -2 nos. b) Fan point – 1 no. c) 5 Amps. Socket point – 1 no. d) A/c. Point – 1 no. only in one bedroom.

ii) Drawing / Dining room - a) Light point -3 nos. b) Fan point – 2 nos. c) T.V. point, d) 15 Amps. Socket point – 1 no. e) 5 Amps. 1 Socket point f) one main switch board, g) calling bell point one no. h) D.B. point (MCB type).

iii) Kitchen – one light point, one exhaust fan point, one 15 amp socket point.

iv) Bathroom – one light point, one exhaust fan point, and one 15amp socket point, (only one bathroom).

16. Specification of materials - Switch Priti (ISI), M.S. Board, Sunmica Board Cover and Phenolex wire. Extra work extra charges as per market rate.

17. LIFT: Four passenger lift to be provided ground plus four storied building.

18. Roof: Parapet wall will be provided all around the roof as per KMC approve.

IN WITNESS WHEREOF the Land Owner and the Developer hereto have put their respective hands in these presents on the day month and year first above written.

SIGNED AND DELIVERED
By the both the "PARTIES" at
Kolkata in the presence of: -

1. *Mahesh Kumar Halder*
Adv.
2. *Pankaj Sadhukhan*
132/1, K. V. San Road
Kolkata-42

Debjyoti Mondal

Bipasha Bera.

Srabani Naskar
Debalina Sadhukhan Naskar

Sulir Das.

Bidyut Das.

Usha Naskar

=====

SIGNATURE OF THE LAND OWNERS.

~~MAHESH KUMAR HALDER~~

Mahesh Kumar Halder

Advocate

=====

SIGNATURE OF THE DEVELOPER

Drafted by me:-

Mahesh Kumar Halder
Mahesh Kumar Halder
Advocate, WB.597/87
Alipore Judges Court
Bar Library Room No.4,
Alipore, Kolkata 27
Res: 22 P Majumder Road
Kolkata 700 078

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 5,04,000/- (Rupees Five Lakh Four Thousand) only from the withinnamed Developer according to this development agreement as follows:-

To whom	Cheque No./Cash	Date	Bank & Branch	Amount
Usa Naskar	000151	2/9/2021	DCB Bank Ltd.	1,26,000/-
Srabani Naskar	000152	2/9/2021	-Do-	63,000/-
Debolina sadhukhan Naskar	000153	2/9/2021	-Do-	63,000/-
Bipasha Bera	Cash	2/9/2021		63,000/-
Debjyoti Mondal	000155	2/9/2021	-Do-	63,000/-
Subir Das	000156	2/9/2021	-Do-	63,000/-
Bidyut Das	000157	2/9/2021	-Do-	63,000/-
(Rupees Five Lakh Four Thousand) only			Total Rs.	5,04,000/-

WITNESSES:-

1. *[Signature]*
2. *[Signature]*

Debjyoti Mondal.

Bipasha Bera.

*Srabani Naskar
Debolina Sadhukhan Naskar
Subir Das.*

=====

SIGNATURE OF THE LAND OWNERS

Bidyut Das.

Usa Naskar



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

Name..... USHA NASKAR

Signature..... Usha Naskar



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

Name..... SRABANI NASKAR












Signature..... Srabani Naskar



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












Name..... DEBOLINA SADHUKHAN NASKAR

Signature..... Debolina Sadhukhan Naskar

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












Name..... BIPASHA BERA

Signature..... Bipasha Bera

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

Name..... DEBJYOTI MONDAL

Signature..... Debjoyoti-mondal

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

Name..... SUBIR DAS

Signature..... Subir Das

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name..... BIDYUT DAS

Signature..... Bidyut Das.

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name..... DEBAJYOTI BHATTACHARJEE

Signature..... Debajyoti

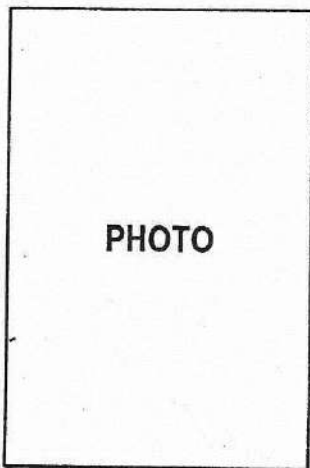
Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name.....

Signature.....

আয়কর বিভাগ

INCOME TAX DEPARTMENT

DEBASHIB BHATTACHARJEE

AMULYA RATAN BHATTACHARJEE

01/01/1963

Permanent Account Number

AIDPB8315L

Signature

ভারত সরকার

GOVT OF INDIA



সরবিন্দু গায়েন
Serabindu Gayen
পিতা : সমীর গায়েন
Father : SAMIR GAYEN
জন্ম সাল / Year of Birth : 1993
পুরুষ / Male



8112 5947 3522

আধার - সাধারণ মানুষের অধিকার



ঠিকানা:
278 রাজডাঙ্গা, রাজডাঙ্গা মেড
রোড, ই.কে.টি.পি, ই.কে.টি.পি,
কোলকাতা, পশ্চিমবঙ্গ, 700107

Address:
278 RAJDANGA,
RAJDANGA MAIN ROAD,
E.K.T.P, E.K.T.S.O, E.K.I,
Kolkata, West Bengal,
700107

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



नाम / Name
SUBIR DAS

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
FGRPD9559M

पिता का नाम / Father's Name
SUSHIL KUNJAR DAS

जन्म की तारीख
Date of Birth
21/04/1981

संख्या / Number
FGRPD9559M

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABEPN9054E



नाम /NAME
USHA NASKAR

पिता का नाम /FATHER'S NAME
AMULYA KUMAR NASKAR

जन्म तिथि /DATE OF BIRTH
15-02-1954

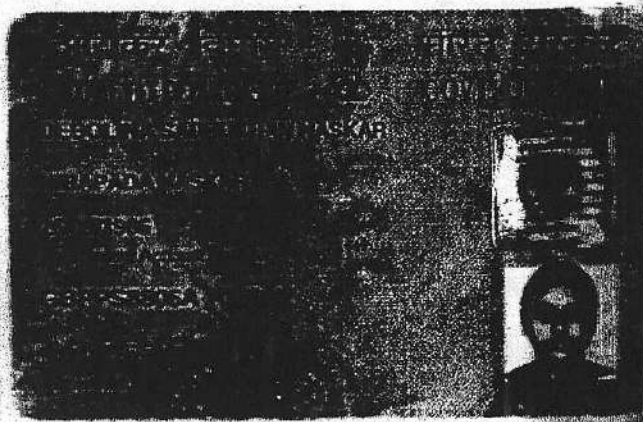
हस्ताक्षर /SIGNATURE

Usha Naskar

B. K. Das

आयकर अधिकारी, प.सं.स.

COMMISSIONER OF INCOME-TAX, P.S.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIDYUT DAS

SUBIR DAS

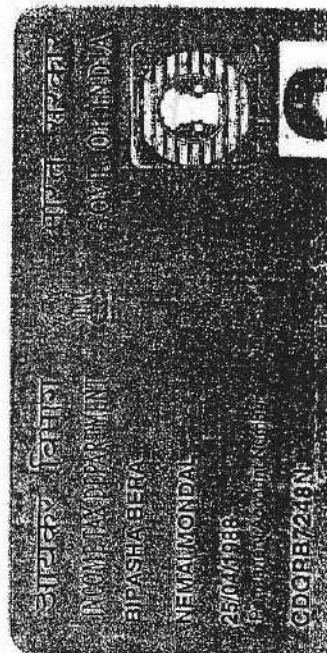
28/09/1986

Permanent Account Number

APGPD8987A

Bidyut Das

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SRABANI NASKAR

DEBABRATA BASU

22/07/1960

Permanent Account Number

ANJPN1964E

Srabani Naskar

Signature



29052011

car

Major Information of the Deed

Deed No :	I-1603-07092/2021	Date of Registration	02/09/2021
Query No / Year	1603-2001658707/2021	Office where deed is registered	
Query Date	31/08/2021 11:15:24 PM	1603-2001658707/2021	
Applicant Name, Address & Other Details	Manash Kumar Halder Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830427426, 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 : 5,04,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 97,92,969/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 5,093/- (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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jahura Bazar Lane, , Premises No: 4/20, , Ward No: 091 Pin Code : 700042



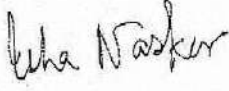


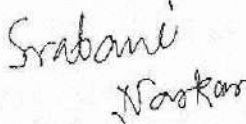


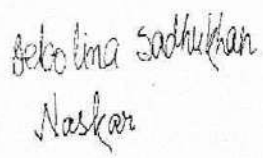
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 2 Chatak 26 Sq Ft	1/-	88,94,375/-	Width of Approach Road: 15 Ft.,
Grand Total :				6.8658Dec	1 /-	88,94,375 /-	


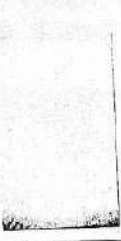



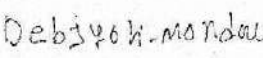


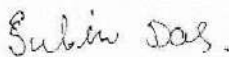


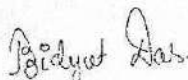
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	8,98,594/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	1 /-	8,98,594 /-	

Lord Details :

Name,Address,Photo,Finger print and Signature

No	Name	Photo	Finger Print	Signature
1	<p>Mrs Usha Naskar Daughter of Late Amulya Kumar Naskar Executed by: Self, Date of Execution: 02/09/2021 , Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office</p>			 02/09/2021
<p>158, Rajdanga School Road, City:- , P.O:- E K T P, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ABxxxxxx4E, Aadhaar No: 80xxxxxxxx2051, Status :Individual, Executed by: Self, Date of Execution: 02/09/2021 , Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office</p>				
2	<p>Mrs Srabani Naskar Wife of Late Nirapada Naskar Executed by: Self, Date of Execution: 02/09/2021 , Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office</p>			 02/09/2021
<p>95D, Kankulia Road, City:- , P.O:- Gariahat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ANxxxxxx4E, Aadhaar No: 69xxxxxxxx2971, Status :Individual, Executed by: Self, Date of Execution: 02/09/2021 , Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office</p>				
3	<p>Mrs Deblina Sadhukhan Naskar Daughter of Late Nirapada Naskar Executed by: Self, Date of Execution: 02/09/2021 , Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office</p>			 02/09/2021
<p>555, Jessore Road, Dum Dum, Motijhil, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: GBxxxxxx6A, Aadhaar No: 26xxxxxxxx1457, Status :Individual, Executed by: Self, Date of Execution: 02/09/2021 , Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office</p>				




Name	Photo	Finger Print	Signature
Mrs Bipasha Bera Daughter of Late Nimai Mondal Executed by: Self, Date of Execution: 02/09/2021 , Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office			
02/09/2021	LTI 02/09/2021	02/09/2021	
Bhabanipur , Ramchandranagar, Kulpi, City:- , P.O:- Ranchandranagar, P.S:-Kulpi, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CDxxxxxx8N, Aadhaar No: 43xxxxxxxx9382, Status :Individual, Executed by: Self, Date of Execution: 02/09/2021 , Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office			
Name	Photo	Finger Print	Signature
Mr Debjyoti Mondal Son of Late Nimai Mondal Executed by: Self, Date of Execution: 02/09/2021 , Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office			
02/09/2021	LTI 02/09/2021	02/09/2021	
Neogipara Mahestala, City:- , P.O:- Mahestala, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CMxxxxxx3A, Aadhaar No: 43xxxxxxxx9382, Status :Individual, Executed by: Self, Date of Execution: 02/09/2021 , Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office			
Name	Photo	Finger Print	Signature
Mr Subir Das Son of Late Susil Kumar Das Executed by: Self, Date of Execution: 02/09/2021 , Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office			
02/09/2021	LTI 02/09/2021	02/09/2021	
4/55/1, Jahura Bazar Lane,, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: FGxxxxxx9M, Aadhaar No: 47xxxxxxxx9443, Status :Individual, Executed by: Self, Date of Execution: 02/09/2021 , Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office			
Name	Photo	Finger Print	Signature
Mr Bidyut Das Son of Mr Subir Das Executed by: Self, Date of Execution: 02/09/2021 , Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office			
02/09/2021	LTI 02/09/2021	02/09/2021	

55/1, Jahura Bazar Lane,, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: APxxxxxx7A, Aadhaar No: 92xxxxxxxx0355, Status :Individual, Executed by: Self, Date of Execution: 02/09/2021
 , Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Debkon 131B/1, SARAT GHOSH GHARDEN ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , PAN No.:: Alxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Debashis Bhattacharjee (Presentant) Son of Late A R BHATTACHARJEE Date of Execution - 02/09/2021, , Admitted by: Self, Date of Admission: 02/09/2021, Place of Admission of Execution: Office	 Sep 2 2021 1:15PM	 LTI 02/09/2021	 02/09/2021
41g, R N Das Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx5L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Debkon (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sarabindu Gayen Son of Mr Samir Gayen 278, Rajdanga Main Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 02/09/2021	 02/09/2021	 02/09/2021
Identifier Of Mrs Usha Naskar, Mrs Srabani Naskar, Mrs Deblina Sadhukhan Naskar, Mrs Bipasha Bera, Mr Debjyoti Mondal, Mr Subir Das, Mr Bidyut Das, Mr Debashis Bhattacharjee			

Transfer of property for L1

	From	To. with area (Name-Area)
1	Mrs Usha Naskar	Debkon-0.980833 Dec
2	Mrs Srabani Naskar	Debkon-0.980833 Dec
3	Mrs Deblina Sadhukhan Naskar	Debkon-0.980833 Dec
4	Mrs Bipasha Bera	Debkon-0.980833 Dec
5	Mr Debjyoti Mondal	Debkon-0.980833 Dec
6	Mr Subir Das	Debkon-0.980833 Dec
7	Mr Bidyut Das	Debkon-0.980833 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Usha Naskar	Debkon-214.28571400 Sq Ft
2	Mrs Srabani Naskar	Debkon-214.28571400 Sq Ft
3	Mrs Deblina Sadhukhan Naskar	Debkon-214.28571400 Sq Ft
4	Mrs Bipasha Bera	Debkon-214.28571400 Sq Ft
5	Mr Debjyoti Mondal	Debkon-214.28571400 Sq Ft
6	Mr Subir Das	Debkon-214.28571400 Sq Ft
7	Mr Bidyut Das	Debkon-214.28571400 Sq Ft

09-2021

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

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

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

Presented for registration at 12:27 hrs on 02-09-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Debashis Bhattacharjee ,.

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 97,92,969/-

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

Execution is admitted on 02/09/2021 by 1. Mrs Usha Naskar, Daughter of Late Amulya Kumar Naskar, 158, Rajdanga School Road, P.O: E K T P, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Others, 2. Mrs Srabani Naskar, Wife of Late Nirapada Naskar, 95D, Kankulia Road, P.O: Gariahat, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others, 3. Mrs Deblina Sadhukhan Naskar, Daughter of Late Nirapada Naskar, 555, Jessore Road, Dum Dum, Motijhil, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Others, 4. Mrs Bipasha Bera, Daughter of Late Nimai Mondal, Bhabanipur , Ramchandranagar, Kulpi, P.O: Ranchandranagar, Thana: Kulpi, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession Others, 5. Mr Debjyoti Mondal, Son of Late Nimai Mondal, Neogipara Mahestala, P.O: Mahestala, Thana: Mahestala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession Others, 6. Mr Subir Das, Son of Late Susil Kumar Das, 4/55/1, Jahura Bazar Lane,, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Others, 7. Mr Bidyut Das, Son of Mr Subir Das , 4/55/1, Jahura Bazar Lane,, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Others

Indetified by Mr Sarabindu Gayen, , Son of Mr Samir Gayen, 278, Rajdanga Main Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 02-09-2021 by Mr Debashis Bhattacharjee, PROPRIETOR, Debkon (Sole Proprietorship), 131B/1, SARAT GHOSH GHARDEN ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mr Sarabindu Gayen, , Son of Mr Samir Gayen, 278, Rajdanga Main Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,093/- (B = Rs 5,040/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 5,061/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/09/2021 11:58PM with Govt. Ref. No: 192021220067585111 on 01-09-2021, Amount Rs: 5,061/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BGMFMG1 on 01-09-2021, Head of Account 0030-03-104-001-16

Stamp Duty

that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-,
line = Rs 9,921/-
Description of Stamp
Stamp: Type: Impressed, Serial no AG5102, Amount: Rs.100/-, Date of Purchase: 15/03/2021, Vendor name:
miran Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/09/2021 11:58PM with Govt. Ref. No: 192021220067585111 on 01-09-2021, Amount Rs: 9,921/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BGMFMG1 on 01-09-2021, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

DEBKON


Proprietor