

15505/21

L-15505/204



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 624638

11A  
 10/12/21  
 2002488877

**DEVELOPMENT AGREEMENT**  
**AND POWER OF ATTORNEY**

THIS DEVELOPMENT AGREEMENT And POWER OF ATTORNEY is  
 made on this the 10th day of December TWO THOUSAND  
 TWENTY ONE BETWEEN

Certified that the document is admitted  
 to registration. The Signature sheet and  
 the endorsement sheets attached with  
 this document are the part of this  
 document.

Adtl. District Sub-Registrar  
 Bahula, South 24 Parganas

10 DEC 2021

SL NO. 154 RS 100/- Date 9/12/21

Name Goleindan nalk Sar.

Address 2 No Bachelor Road Kul-63,

A.D.S.R. Office (Behala)

Lisence Stamp Vandor

PK Laska

P. K. Laska



A.D.S.R. Behala  
100/-  
Dist. - South 24 Pas.

## Major Information of the Deed

Deed No :	I-1607-15505/2021	Date of Registration	10/12/2021
Query No / Year	1607-2002488877/2021	Office where deed is registered	
Query Date	30/11/2021 2:15:05 PM	1607-2002488877/2021	
Applicant Name, Address & Other Details	SK PATAUDDIN 10 A, B B SENGUPTA ROAD, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 9007897597, Status : Solicitor firm		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,55,000/-]		
Set Forth value	Market Value		
Rs. 40,000/-	Rs. 34,14,377/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,071/- (Article:48(g))	Rs. 1,578/- (Article:E, 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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Thakurpukur/ Main/ Rd, Road Zone : (Bachharpara Road – Raghunathpur Road Premises Located On Road) . .  
Premises No: 241, . Ward No: 125 Pin Code : 700063




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	2 Katha 12 Chatak 20 Sq Ft	10,000/-	33,84,377/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>				<b>4.5833Dec</b>	<b>10,000 /-</b>	<b>33,84,377 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>30,000 /-</b>	<b>30,000 /-</b>	






**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr ANUP BHATTACHARYA (Presentant)</b> Son of Late B S BHATTACHARYA Executed by: Self, Date of Execution: 10/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office	 10/12/2021	 LTI 10/12/2021	 10/12/2021
6, STATE BANK GARDEN, PASCHIM BARISHA, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ALxxxxxx6N, Aadhaar No: 41xxxxxxxx2319, Status :Individual, Executed by: Self, Date of Execution: 10/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office				

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>M S SUR OMIDOS</b> 2, BACHARPARA ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.:: AMxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr RABINDRA NATH SUR</b> Son of Late MANINDRA NATH SUR Date of Execution - 10/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021, Place of Admission of Execution: Office	 Dec 10 2021 11:21AM	 LTI 10/12/2021	 10/12/2021
44A, BACHARPARA ROAD2 NO., City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx2F, Aadhaar No: 84xxxxxxxx4629 Status : Representative, Representative of : M S SUR OMIDOS (as AS PROPRITOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Sk. PATAUDDIN</b> Son of Late SK MAINUDDIN 10A, B B SENGUPTA ROAD, City:-, P.O:- BEHALA, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034			
	10/12/2021	10/12/2021	10/12/2021
Identifier Of Mr ANUP BHATTACHARYA, Mr RABINDRA NATH SUR			



Endorsement For Deed Number : I - 160715505 / 2021

30-11-2021

**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 34,14,377/-



Sandip Biswas  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
South 24-Parganas, West Bengal

On 10-12-2021

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

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

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

Presented for registration at 11:10 hrs on 10-12-2021, at the Office of the A.D.S.R. BEHALA by Mr ANUP BHATTACHARYA ,Executant.

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

Execution is admitted on 10/12/2021 by Mr ANUP BHATTACHARYA, Son of Late B S BHATTACHARYA, 6, STATE BANK GARDEN, PASCHIM BARISHA, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Retired Person

Identified by Sk. PATAUDDIN , , Son of Late SK MAINUDDIN , 10A, B B SENGUPTA ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Muslim, by profession Business

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

Execution is admitted on 10-12-2021 by Mr RABINDRA NATH SUR, AS PROPRIETOR, M S SUR OMIDOS (Sole Proprietorship), 2, BACHARPARA ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN:- 700063

Identified by Sk. PATAUDDIN , , Son of Late SK MAINUDDIN , 10A, B B SENGUPTA ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Muslim, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,578/- ( B = Rs 1,550/- ,E = Rs 28/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,578/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/12/2021 8:45PM with Govt. Ref. No: 192021220133378068 on 09-12-2021, Amount Rs: 1,578/-, Bank: SBI EPay ( SBIPay), Ref. No, 4097256940927 on 09-12-2021, Head of Account 0030-03-104-001-16



**Statement of Stamp Duty**

It is stated that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 100/-, by  
Name = Rs 6,971/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 154, Amount: Rs. 100/-, Date of Purchase: 09/12/2021, Vendor name: P K  
LASKAR -  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 09/12/2021 8:45PM with Govt. Ref. No: 192021220132378068 on 09-12-2021, Amount Rs: 6,971/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 4097256940927 on 09-12-2021, Head of Account 0030-02-103-003-02



**Sandip Biswas**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69,  
Registered in Book - I  
Volume number 1607-2021, Page from 570166 to 570214  
being No 160715505 for the year 2021.



Digitally signed by SANDIP BISWAS  
Date: 2021.12.15 16:35:47 +05:30  
Reason: Digital Signing of Deed.

*Sandip*

(Sandip Biswas) 2021/12/15 04:35:47 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)



**SRI ANUP BHATTACHARYA** having PAN - (ALJPB 3546 N) (Aadhar Card No. 4153 9325 2319) son of Lt. B. S. Bhattacharya by faith Hindu, all by Nationality - Indian, by occupation retired, all residing at 6, State Bank Garden, Paschim Barisha, Kolkata-700 063, P.O. Thakurpukur, P.S. Thakurpukur hereinafter referred to as the **VENDOR/OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives, and assigns ) of the **ONE PART**.

**AND**

**M/s SUR OMIDOS** (PAN No. AMEPS 7952 F) a proprietorship firm having its registered office at 2 Bacharpara Para Road, P.O. & P.S. Thakurpukur, Kolkata-700 063 represented by **SRI RABINDRA NATH SUR** (PAN No. AMEPS 7952 F) (Aadhar Card No. 8450 1691 4629) son of Lt. Manindra Nath Sur, by faith Hindu, by occupation Business, by Nationality - Indian, residing at 44A Bacharpara Road (2No.), P.O. & P.S. Thakurpukur, Kolkata-700063 hereinafter referred to as the **DEVELOPER** ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include heirs of the partners, its executors, legal representatives , administrators and assigns) of the **OTHER PART**.

**WHEREAS** for the purpose of permanent settlement of the employees of the state bank of India, the said many employees formed a co-operative society namely STATE BANK OF INDIA EMPLOYEES CO-OPERATIVE HOUSING SOCIETY LTD.(Behala Scheme) a body corporate registered under the co-operative societies Act (Act Xxi of 1940), Registered No. 34/Cal of 1959 having its registered office at 12,

Bhattacharyya Para Road, Kolkata-63 herein after referred to as the "SAID SOCIETY" at their own costs and formed a rules and regulations for purchasing the land taking monies from the members of the aforesaid society.

**AND WHEREAS** the said society for the purpose of purchasing the land collected lot of monies from the members of the society and purchased several plot of land from the then owners within the jurisdiction of south Suburban Municipality, Mouza-Paschim Barisha, J.L. No. 19, Khatian Nos. 208, 867, 1125 Dag No. 1545, 1546, 1547, 3675, 3676, 3677, 3676/3934 and 3676/6084, P.S. Thakurpukur, in the district of South 24 Parganas by six separate registered sale deed detailed as below:-

- i) By a deed of Conveyance dated 14-08-1968 which was registered in the office of A.D.S.R. at Behala, Being No- 4310 for the year 1968.
- ii) By a deed of Conveyance dated 31-08-1968 which was registered in the office of A.D.S.R. at Behala, Being No- 4398 for the year 1968.
- iii) By a deed of Conveyance dated 23-08-1968 which was registered in in the office of the Additional Registrar, Assurance - I at Kolkata, Being No- 4042 for the year 1968.
- iv) By a deed of Conveyance dated 27-08-1968 which was registered in in the office of the Additional Registrar, Assurance - I at Kolkata, Being No- 4088 for the year 1968.



v) By a deed of Conveyance dated 28-08-1968 which was registered in in the office of the Additional Registrar, Assurance - I at Kolkata, Being No- 4107 for the year 1968.

vi) By a deed of Conveyance dated 30-08-1968 which was registered in in the office of the Additional Registrar, Assurance - I at Kolkata, Being No- 4144 for the year 1968.

**AND WHEREAS** by such purchase as aforesaid the "SAID SOCIETY" became the absolute owner of the aforesaid property and developed the said property and formed a scheme plan and divided the said property into 39 plots giving wide passage and allotted the plots to the allottee members of the "SAID SOCIETY" subject to the condition that the said allottee members will construct the house building on the said allotted land for residential purpose and will enjoy the said property by giving rent and taxes to the appropriate authority concerned and due to shortage of funds to construct the building on the said land, the allottee members applied for getting financial assistance from the society and thereby the "SAID SOCIETY" granted their demand and on the basis the said allottee members took loan from the society and constructed the building on the allotted land, the allottee Sri Gour Sundar Bhattacharya was enjoying the said premises which was allotted to him being scheme no. 6 measuring 2 Cottah 12 Chittatks 20 sq.ft. more or less with one storied building measuring 600 sq.ft. more or less freely and absolutely.

**AND WHEREAS** the said Sri Gour Sundar Bhattacharya duly mutated his name in respect of the said premises in the records of Kolkata Municipal Corporation and it was assessed as premises



No- 241, Thakurpukur Road, Kolkata- 700 063, P.S. Thakurpukur, P.O. Thakurpukur. Having its mailing address as No. 6, State Bank Garden, Bakrahat Road, Thakurpukur Bazar, Kolkata-700 063 in the district of South 24 Parganas.

**AND WHEREAS** the managing committee of the "SAID SOCIETY" to avoiding legal disputes in future accordingly agreed to convey the said premises in the name of Sri Gour Sundar Bhattacharya for a consideration as per loan valued at Rs. 25,00/- (Rupees Twenty Five Thousand) Only free from all encumbrances and charges.

**AND WHEREAS** by a Deed Of Conveyance dated 22-03-2000 between the STATE BANK OF INDIA EMPLOYEES CO\_OPERATIVE HOUSING SOCIETY LTD. (Behala Scheme) therein called the TRANSFEROR therein of the One Part and Sri Gour Sundar Bhattacharya, therein called the TRANSFEREE the Other Part which was registered in the office of Sub-Registrar Alipore at Alipore and recorded in Book No- 1, Volume No-33, Pages - 93 to 99, Being No- 1438 for the year 2000, the STATE BANK OF INDIA EMPLOYEES CO\_OPERATIVE HOUSING SOCIETY LTD. (Behala Scheme) absolutely sold, transfer and conveyed to and in favour of Sri Gour Sundar Bhattacharya ALL THAT piece and parcel of land admeasuring 2 Cottah 12 Chittatks 20 sq.ft. more or less with one storied building measuring 600 sq.ft. more or less luyin and situate at Mouza-Paschim Barisha, J.L. No. 19, appertaining to Khatian Nos. 208, 867,1125 Dag No. 1545, 1546, 1547, 3675, 3676, 3677, 3676/3934 and 3676/6084 under the then South Suburban Municipality now The Kolkata Municipal Corporation within the ward No. 125, Premises No- 241, Thakurpukur Road, Kolkata- 700 063, P.S. Thakurpukur, P.O. Thakurpukur. having its

mailing address as No. 6, State Bank Garden, Bakrahat Road, Thakurpukur Bazar, Kolkata-700 063 in the district of South 24 Parganas.

**AND WHEREAS** by virtue of the aforesaid purchase Sri Gour Sundar Bhattacharya became the sole and absolute owner of ALL THAT piece and parcel of land admeasuring 2 Cottah 12 Chittatks 20 sq.ft. more or less with one storied building measuring 600 sq.ft. more or less lying and situate at Mouza-Paschim Barisha, J.L. No. 19, appertaining to Khatian Nos. 208, 867,1125 Dag No. 1545, 1546, 1547, 3675, 3676, 3677, 3676/3934 and 3676/6084 under the then South Suburban Municipality now The Kolkata Municipal Corporation within the ward No. 125, Premises No- 241, Thakurpukur Road, Kolkata- 700 063, P.S. Thakurpukur, P.O. Thakurpukur. Under Assessee No. 41-125-25-0241-9 having its mailing address as No. 6, State Bank Garden, Bakrahat Road, Thakurpukur Bazar, Kolkata-700 063 in the district of South-24 Parganas which is morefully described in the Schedule "A" hereunder and herein referred and called as the "SAID PREMISES" and being owner Sri Gour Sundar Bhattacharya seized and possessed the same and has been paying all outgoings regularly to the appropriate authority concerned.

**AND WHEREAS** Gour Sundar Bhattacharya died intestate issueless on 14-02-2021 leaving behind his full blood living brother Sri Anup Bhattacharya and one sister Smt. Stuchitra Ganguly as his sole heirs and successors. The wife of Gour Sundar Bhattacharya namely Smt. Pranati Bhattacharya predeceased on 19-02-2017 issueless. The other two brothers of Gour Sundar Bhattacharya namely Samarendra Bhattacharya died on 14-06-2000 and Ashok Kumar Bhattacharya



died on 26-11-2019, both predeceased him. In the circumstances, according to Law of Hindu Succession being the only living brother and sister of Gour Sundar Bhattacharya the said Sri Anup Bhattacharya and Smt. Suchitra Ganguly jointly inherited all the rights, titles and interest of Gour Sundar Bhattacharya since deceased, in respect of the said premises they became the joint owners of the said premises, each having undivided  $\frac{1}{2}$  (half) i.e. (50%) share of the said premises.

**AND WHEREAS** the said Smt. Suchitra Ganguly out of her tremendous natural love donated her undivided 50% share in the said premises to her full blood brother Sri Anup Bhattacharya by way of Deed of Gift which was registered in the office of District Sub-Registrar II Alipore at Alipore, Dist. South 24 Parganas and recorded in Book No- 1, Volume No- 1607-2021, Pages - 362543 to 362578, Being No-160208561 for the year 2021.

**AND WHEREAS** by the said Deed of Gift dated 04-10-2021 the said Sri Anup Bhattacharya mutated his name in respect of the premises in the records of the Kolkata Municipal Corporation, and it has been assessed as premises No- 241 Thakurpukur Road, Barisha, Kolkata-700 063, P.O. Thakurpukur, P.S. Thakurpukur with Assessee no. 41-125-25-0241-9.

**AND WHEREAS** the said Sri Anup Bhattacharya became the absolute owner of the ALL THAT piece and parcel of land admeasuring 2 Cottah 12 Chittaks 20 sq.ft. more or less with one storied building measuring 600 sq.ft. more or less lying and situate at Mouza-Paschim Barisha, J.L. No. 19, appertaining to Khatian Nos. 208, 867, 1125 Dag



No. 1545, 1546, 1547, 3675, 3676, 3677, 3676/3934 and 3676/6084 under the then South Suburban Municipality now The Kolkata Municipal Corporation within the ward No. 125, Premises No- 241, Thakurpukur Road, Kolkata- 700 063, P.S. Thakurpukur, P.O. Thakurpukur. Under Assessee No. 41-125-25-0241-9 having its mailing address as No. 6, State Bank Garden, Bakrahat Road, Thakurpukur Bazar, Kolkata-700 063 in the district of South 24 Farganas more fully described in the FIRST SCHEDULE hereunder written.

**AND WHEREAS** the Developer is engaged in the business of developing and promoting and sponsoring construction of building having its own financial resources to carry out any development scheme, including construction of building taking up all the responsibilities regarding preparation and sanction of plan for construction and engage Engineers, Masons and labours and also put in resources for building materials and supervise during the course of construction of the proposed building and to procure prospective purchasers of flats, except those which have been allotted to the vendor by virtue of this agreement and other spaces to be built as per the sanctioned plan from the Kolkata Municipal Corporation.

**AND WHEREAS** the owner have approached the Developer to develop the said property and to commercially exploit the same for construction and on the terms and conditions hereinafter appearing.

**AND WHEREAS** at or before the execution of this agreement the said owner have represented and assured the Developer as follows :

- a) That the said premises is free from all encumbrances charges, liens, lispendens, attachments, trusts, whatsoever or howsoever.
- b) That excepting the said Owners nobody has any right, title, interest claim or demand whatsoever or howsoever upon the said premises.
- c) That there is no notice of acquisition or requisition has been served / issued in respect of the said premises upon the owners till date.

**AND WHEREAS** relying on the aforesaid representation and believing the same to be true and acting on the faith thereof the Developer has agreed to develop the said premises for the consideration and on the terms and conditions as hereinafter appearing.

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

1. In this Agreement unless it is contrary or repugnant to the context or meaning, the following expressions will have the meaning given against each of them :

- a) **PREMISES** : shall mean all that piece and parcel of land measuring **2 Cottahs 12 Chittaks 20 sq.ft.** more or less together with structure standing thereon being K.M.C. premises No-

241Thakurpukur Road, Kolkata-700 063, P.O. Thakurpukur, P.S. Thakurpukur more fully and particularly described in the SCHEDULE - 'A' hereunder written.

b) **PLAN** : shall mean the building plan applied for and, awaiting sanction by the Kolkata Municipal Corporation including the elevation, design, drawings and specification of the building as prepared by the Architect with variation therein, if any, made with the approval of the Architect and the Kolkata Municipal Corporation.

c) **BUILDING** : shall mean the residential building to be constructed at the said premises with necessary additional structures as may be decided by the Developer but in accordance with the plan/plans to be sanctioned by the Kolkata Municipal Corporation.

d) **OWNERS** : shall mean Sri Anup Bhattacharya and his heirs, executors, legal representatives, administrators and assigns.

e) **DEVELOPER** : shall mean M/s SUR OMIDOS (PAN No. AMEPS 7952 F) a proprietorship firm having its registered office at 2 Bacharpara Para Road, P.O. Barisha & P.S. Haridevpur, Kolkata-700008, represented SRI RABINDRA NATH SUR (PAN No. AMEPS 7952 F) (Aadhar Card No. 8450 1691 4629) son of Lt. Manindra Nath Sur, by faith Hindu, by occupation Business, by Nationality - Indian, residing at 44A Bacharpara Road (2No.), P.O. & P.S. Thakurpukur, Kolkata-700063 and include his heirs, executors legal representatives etc.



f) **COMMON FACILITIES** : shall mean and include the parts and equipments provided and /or reserved in the said land and/or in the said new building for common use and enjoyment and fully described in the schedule - 'E' hereunder written.

g) **OWNER'S ALLOCATION** : shall mean 40% of the area as sanctioned from The Kolkata Municipal Corporation and a refundable security deposit of Rs. 1,55,000/- (One Lakh Fifty Five Thousand) Only payable at the time of signing of this agreement along with undivided proportionate share of common area and facilities together with undivided proportionate share in the ultimate roof of the proposed building to be constructed and together with undivided proportionate share of land comprised in the said premises more fully and particularly described in the Schedule - 'B' hereunder written.

h) **DEVELOPER'S ALLOCATION** : shall mean the rest 60% of the area as sanctioned from The Kolkata Municipal Corporation along with the undivided proportionate share of common area and facilities together with undivided proportionate share in the ultimate roof of the proposed building to be constructed and together with undivided proportionate share of land comprised in the said premises more fully and particularly described in the Schedule - 'C' hereunder written.

i) **COMMON EXPENSES** : shall mean the expenses for common purpose including those mentioned in the Schedule - 'F' hereunder written.

j) **CONSTRUCTED SPACE** : shall mean the space in the building available for independent use and occupation including the space demarcated for common facilities and services as per sanction plan.

k) **ARCHITECT** : shall mean any qualified person or persons or firm s appointed or nominated by the Developer, as the Architects for construction of the said building.

2. This Agreement has commenced and / or shall be deemed to have commenced on and with effect from as written above (hereinafter called THE COMMENCEMENT DATE and shall remain in force till such time the new building on the said premises is completed.

3. Immediately after the execution of this agreement the Owner have handed over symbolic possession of the premises to the Developer

4. That at the request of the owner the Developer has agreed to undertake a scheme of development of the said property by raising and constructing a new residential building thereon containing several independent flats or apartments or spaces as may be sanctioned by the Kolkata Municipal Corporation and other required authorities, and after completion of the construction of the proposed new building, the developer shall be entitled to dispose the only developer's allocation of the constructed area and in any manner to any intending purchaser/

purchasers thereof as may be chosen and selected by the Developer.

5. The Owner hereby declare that the owner have a marketable title to the said entire premises and to the existing building and structures thereon without any claim, right, title or interest of any person thereon or therein and the owners have good right, title and absolute authority to enter into this agreement with the Developer and the Owner hereby undertake to indemnify and keep the Developer indemnified against all and Third Party claims action and demands whatsoever.

6. The Owner have not entered into agreement of any nature with any person or persons prior to execution of this agreement.

7. The Owner being entitled to 40% of the area as sanctioned from The Kolkata Municipal Corporation along with the undivided proportionate share of common area and facilities together with undivided proportionate share in the ultimate roof of the building to be constructed and together with undivided proportionate share of land comprised in the said premises forming part of the Owner's allocation and the owner shall be entitled to enter into agreement for sale and transfer and/or lease in respect of Owner's allocation for which no further consent of the Developer shall be required. It being expressly agreed and understood that if at any time the Owner shall require the consent of the Developer and the Developer shall sign and execute such



agreements papers and documents as may be necessary or be required.

**7.1** The Developer shall also pay a refundable security deposit of Rs.1,55,000/- (Rupees One Lac Fifty Five Thousand) Only to the owner at the time of signing this agreement.

**8.** The owner shall be liable to deliver vacant, peaceful possession to the developer and to demolish the same for construction of the proposed new building.

**9.** Subject to the restrictions contained elsewhere in this agreement and without any manner affecting the same, the developer being entitled to rest constructed area rest the Owner's allocation along with the undivided proportionate share of common area and facilities together with undivided proportionate share in the ultimate roof of the building to be constructed and together with undivided proportionate share of land comprised in the said premises forming part of Developer's allocation shall be entitled to enter into agreement for sale and transfer and / or lease in respect of Developer's allocation for which no further consent of the Owners shall be required. It being expressly agreed and understood that if at any time the Developer shall require the consent of the Owner and the Owner shall sign and execute such agreements papers and documents as may be necessary or be required.

**10.** The Owner and Developer shall be entitled to sale/transfer and /or enter into agreement for sale or transfer in respect of

their respective allocations and to receive realize and collect all money receivable thereof.

**11.** The Owner shall always remain liable to execute and register appropriate deeds of conveyance to sell, transfer and convey in favour of other flat occupiers their proportionate undivided share, interest in the land beneath the building at the cost and expenses of the Developer or intending flat occupiers, with prior notice by the Developer without any way demanding the price at which the said undivided share on the land of the said premises is sold or any part thereof received by the Developer against such sale subject to receiving their allocation from the developer.

**12.** The Owner and the Developer have agreed upon the specification of construction of the proposed new building, hereafter referred to as "Construction Specification" as more fully and particularly described in the Schedule - "D" written herein below.

**13.** The construction of the building shall be completed within 24 months from the date of sanctioned of building plan from the Kolkata Municipal Corporation unless prevented by the circumstances as beyond the control of the Developer. In case the developer after having the plan sanctioned as stipulated fails to complete the construction in all manner within the stipulated period as aforesaid, the Owners shall extend a grace period of three months and even thereafter the developer fails to complete the construction of the building in all manner, the

Owners shall be entitled to a monthly compensation of Rs. 1000/- Per month till the completion of the new building.

**14.** That subject to the provision of these presents, the Owner hereby grant to the developer exclusive right to build upon in or upon the land comprised in the said premises in accordance with the plan of construction as may be permitted and sanctioned by the Kolkata Municipal Corporation and other competent Authorities .

**15.** The owner shall, at the cost of the Developer, submit the building plan to be drawn and designed by the Architect of the Developer in their name and the Developer shall comply with such sanction .

**16.** All applications including the building plan shall be submitted by or in the name of the owner of the premises at the cost of the Developer and the Developer alone shall pay and bear all expenses including all fees, charges and other costs provided always that the developer shall be entitled to all refunds of any deposit made by him on behalf of the owners.

**17.** That the Developer shall be entitled to vary and/or modify the said plan of construction, subject to sanction of such modification by the aforesaid competent authorities.

**18.** The Developer shall also arrange one alternative accommodation for Owners during the construction period and for this the Developer shall pay rent from the date of vacating



the premises up to the time of handing over the possession on the new flats to the Owners.

**19.** The building shall be of uniform construction with best available standard and 1<sup>st</sup> class building materials, fitting and fixtures and other common facilities and other spaces intended or meant for the enjoyment of the occupiers of the building.

**20.** That the Owner apart from receiving their allocated portion of proposed building shall also be entitled to easement rights in common with the other occupiers of the said building in respect of common areas and facilities provided therein, as set out in Schedule - "D" herein below.

**21.** Save the area allocated to the Owner, the Developer shall have the exclusive right to deal with the remaining area or proportion of the proposed, building, including its right to all proportionate share of common areas and facilities provided in the said building and proportionate undivided share of land and shall have the right to enter into any agreement with prospective purchasers as may be chosen and selected by the Developer, for transfer, sale, grant, lease of the portion of the building for or at such price and at such consideration and in such terms and conditions as may be agreed upon by and between the Developer and intending purchaser.

**22.** That with the execution of these presents the Owner shall remain liable to execute and register power of attorney for developer allocation in favour of the Developer and/or nominee

of the Developer granting due and all requisite authority to the Developer to enter upon the said premises, take measurement and construct the proposed building, pursue the sanction of the plan of the construction of the building, represent the owner before all authorities for sanction of the plan, submit application on behalf of the Owner for procuring the building materials and or otherwise to pursue to fulfill the above objectives.

**23.** The Owner shall, at the request of the Developer, execute such documents, papers, memorandum and deeds in furtherance of these presents which the Developer may require from the Owners for smooth and expeditious construction of the proposed building use and occupation thereof.

**24.** The present old building to be pulled down by the Developer at their own cost and the demolished building materials will be the property of the developer and the Developer will be at liberty to dispose the same and appropriate the sale proceeds thereof. The Owner shall have no objection or he shall not be able to demand or claim anything for the said demolished building material. Demolition of the old building shall be at the risk and responsibility of the Developer. Owner shall not in any way be responsible for such demolition.

**25.** That the Owner hereby agree to pay and clear all rates and taxes and/or other imposition and statutory dues in respect of the said property up to the date of vacant possession to the Developer and from the date of receiving vacant possession till the date of handing over owner's allocation the developer shall be liable

to clear up the Property tax and thereafter shall be payable by the Owner and the flat owners shall be liable to pay property Tax proportionality.

**26.** That the time period for the construction of the proposed new building shall be subject to, "FORCE MAJEURE" condition, like, flood, earthquake, water, storm, tempest, civil commotion, strike, riot or war and other acts of God and when the obligation of the Developer in regard to period of completion of construction shall remain suspended for the duration of the "Force Majeure".

**27.** That prior to actual construction work is taken up in hand by the Developer the Owner undertakes to make out a good and marketable title to the said premises, free from all encumbrances, charges, mortgage, lease, demands liabilities liens and lispendens or attachment or whatsoever kind or nature of the building.

**28.** The map/maps, plan/plans, specification, drawings etc. in respect of the construction of the aforesaid new building shall be prepared as per the desire and approval of the Developer and the costs and expenses for the same shall be borne and paid by the Developer exclusively and the Developer is hereby authorized by the Owner to appoint Architects, Engineers etc. of his own choice to get the works done and completed with expedition, such costs and expenses shall from part of the expenses of development of the said premises.



**29.** Simultaneously with the execution of the agreement the Owner shall make over the original documents of title of the said property to the Developer as and by way of security for the due observance and performance of the owners covenant and obligation under this agreements.

**30.** The construction and development work shall be made and undertaken by the Developer strictly in accordance with the plans, specification and drawings duly approved by the Kolkata Municipal Corporation and other appropriate bodies and/or authorities at the instance of the Developer for and on behalf of the owner.

**31.** That after the construction of the proposed building is fully completed the owner and the Developer jointly shall cause an Owner's Association or Society or a Syndicate to be formed or established by the occupiers including the owners and the Developer shall handover the control and management of the said building to the said body.

**32.** That after the formation of the body of occupiers, as set out in the clause proceeding and the right of control and management in respect of the said constructed building shall be handed over to the said body by the Developer and thereafter, the Developer shall not remain liable for the constructed building or any portion thereof in any manner whatsoever.

**33.** This agreement shall subsist and remain irrevocable till the work of construction of building at the said property is

completed and the Owner's Allocation is made over to the owner by the Developer as aforesaid and the remaining constructed spaces is sold/leased of the Purchaser/Purchasers and/or Lease/Leases by the documents in connection therewith are duly executed and or registered.

**34.** The owner and the Developer have entered into the agreement purely on principal or principal basis and nothing contained stated herein shall be deemed to constructed as a partnership or as a joint venture between the owners and the Developer and the owners and the Developer shall be in any manner constitute as association of persons. Each party shall keep the other indemnified from and against the same.

**35.** The Owner or the Developer or any their transferees shall not use or permit use of their respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity use or allow the use thereof for any purpose which may create a nuisance or hazard to the other occupiers of the building.

**36.** The Owner shall sign and execute all such documents necessary for mutation of the Developer's share in the name of the Developer and/or his nominee and/or assignees in the record of the Kolkata Municipal Corporation.

**37.** The Owner or the Developer or any of their transferees shall not demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or

make any structural allocation therein without the pervious consent of the management/ society/ association.

**38.** The Owner or the Developer or any of their transferees shall not throw or accumulate any dirt rubbish waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds corridor or any other common portion or portion of the said building.

**39.** The Developer will be responsible for all local affairs and they will settle up all problems at their own cost and if necessary owners will join their hands of co-operation in that respect.

**40.** The construction of the building in the said premises will be made by the Developer at his own cost and to bear the responsibility of all payments to all concerned including labours, masons and for building materials that will be required for such construction.

**41.** Only Courts having original jurisdiction over the premises shall have the jurisdiction in all matters relating to or arising of this agreement.

**42.** A General Power of Attorney to be given by the Owner to the Developer for the sale of undivided share of land to the intending purchaser(s) for the flat from the Developer's allocation, cost of which will be borne by the Developer and for pursuing the sanctioning of the building plan and other related matters.



43. That it is hereby agreed by and between the parties that the name of the newly constructed building shall be selected by the developer alone.

44. After completion of the building Developer and Owner shall take possession of their shares simultaneously.

45. That the Owner and Developer will be liable to pay any outward government taxes if applicable according to their allocation.

46. This Agreement is binding on the parties hereto and their respective successors and assigns.

47. POWER OF ATTORNEY:

KNOW ALL MEN BY THESE PRESENTS THAT I, SRI ANUP BHATTACHARYA having PAN - (ALJPB 3546 N) (Aadhar Card No. 4153 9325 2319) son of Lt. B. S. Bhattacharya by faith Hindu, all by Nationality - Indian, by occupation retired, all residing at 6, State Bank Garden, Paschim Barisha, Kolkata-700 063, P.O. Thakurpukur, P.S. Thakurpukur, District South 24 Parganas being the rightful legal owner of ALL THAT piece and parcel of land measuring **2Cottahs 12 Chittaks 20 sq.ft** more or less comprised in and being a portion of Dag No- 1545, 1546, 1547, 3675, 3677, 3676/3934 and 3676/6084 appertaining to khatian No. 208, 867, 1125 lying and situated in Mouza - Paschim Barisha, J.L. No - 19, within the limits of Kolkata

Municipal Corporation within Ward No-125 with Assessee no. 41-125-25-0241-9 P.O. Thakurpukur, P.S. Thakurpukur, Dist -24 Parganas (S) morefully mentioned in the Schedule hereunder written and presently as we are not able to effort all time and agreed to Developed our property do hereby **Nominate Constitute and Appoint** **M/s SUR OMIDOS** (PAN No. AMEPS 7952 F) a proprietorship firm having its registered office at 2 Bacharpara Para Road, P.O. & P.S. Thakurpukur, Kolkata-700 063, represented by **SRI RABINDRA NATH SUR** (PAN No. AMEPS 7952 F) (Aadhar Card No. 8450 1691 4629) son of Lt. Manindra Nath Sur, by faith Hindu, by occupation Business, by Nationality - Indian, residing at 44A Bacharpara Road (2No.), P.O. & P.S. Thakurpukur, Kolkata-700063 as my **True and Lawful Constituted Attorney** in my name and on myself to do acts, deeds and things as follows :-

(i) To look after, manage, control, supervise the property, mentioned in the schedule hereunder written for me in our names and on ourselves.

(ii) To appear and sign for and represent on ourselves, before all Municipal bodies, and local bodies, Kolkata Municipal Corporation for permission or obtained sanction building plan or demarcation, boundary wall declaration, revise plan or relating any purpose to the plan, improvement Trust, Treasury, Revenue office, Police authorities, Settlement Offices.

(iii) To represent myself before the civil judge (Sr. & Jr. Divn.), District Judge, or any courts, collector, Board of Revenue, C.E.S.C., Calcutta Telephone and any other Government and semi Government Offices

and obtain all necessary directions as may be required for the sale of our property of the said premises.

**(iv)** To sign and represent us before any Authority(s) Municipal Corporation Office, in all courts Civil, Criminal, Revenue in original or Appellate Jurisdiction, file plaints written statements, Memo of Appeals and to receive all summons and other process of law.

**(v)** To develop the schedule mentioned property by constructing multi storied building residential or commercial and represented us or sign for obtaining the sanctioned building plan or revise plan or relating any purpose to the plan, from the Kolkata Municipal Corporation.

**(vi)** To engage on ourselves pleaders, Advocates and solicitors and to discharge our services.

**(vii)** To negotiate for sale, enter into Agreement for Sale, to cancel or repudiate the same from their allocation as mentioned herein above.

**(viii)** To receive advance or advances and balance consideration money from the intending Purchasers for the said new proposed building on the schedule mentioned land from their allocation.

**(ix)** To sign and present any deed of sale, conveyance, Lease, Mortgage, and execute by for and on or behalf to the registering authority and appear before such authority and admit execution thereof and to do other things and acts that may be necessary for the registration of the said Deed or Deeds and receive the said Deed or Deeds and deliver the same to the Purchaser



aforesaid/aforementioned or authorize the delivery thereof to the purchaser or purchasers from their allocation as per the Development Agreement.

(x) To sign, execute, admit, contract, agreement and present any Deed of Conveyance for registration in respect of the said property from their allocation as per the Development Agreement before the Registrar or Sub-Registrar having authority for the same and to have the said Deed of Conveyances registered as fully and effectually as we could do for ourselves as if we were personally present there.

**AND** I hereby for myself, ratify and confirm and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done in respect of the said property.

#### **S C H E D U L E - " A "**

##### **(Description of the Land)**

**ALL THAT** piece and parcel of land measuring **2 Cottahs 12 Chittaks 20 sq.ft** more or less comprised in and being a portion of Dag No- 1545, 1546, 1547, 3675, 3677, 3676/3934 and 3676/6084 appertaining to Khatian No. 208, 867, 1125 lying and situated in Mouza - Paschim Barisha, J.L. No - 19, within the limits of Kolkata Municipal Corporation within Ward No-125 Premises No. 241 Thakurpukur Road, Kolkata- 700 063 with Assessee no. 41-125-25-0241-9 P.O. Thakurpukur, P.S. Thakurpukur, Dist -24 Parganas (S), Postal Address No. 6 State Bank Garden, Thakurpukur, Kolkata-700 063 and the whole property is butted and bounded by-

**ON THE NORTH** : Plot No. 7.  
**ON THE SOUTH** : Bachar Para Road  
**ON THE EAST** : 12' wide common passage.  
**ON THE WEST** : Dag No. 1552.

**SCHEDULE - "B"**

**(OWNER'S ALLOCATION)**

**ALL THAT 40%** of the area as sanctioned from The Kolkata Municipal Corporation and a refundable security deposit of Rs.1,55,000/- (One Lakh Fifty Five Thousand) Only payable at the time of signing of this agreement along with the undivided proportionate share of common area and facilities together with undivided proportionate share in the ultimate roof of the proposed building to be constructed and together with undivided proportionate share of land comprised in the said premises being K.M.C. Premises No. 241 Thakurpukur Road, Kolkata- 700 063 with Assessee no.41-125-25-0241-9 P.O. Thakurpukur, P.S. Thakurpukur, Dist -24 Parganas (S), Postal Address No. 6 State Bank Garden, Thakurpukur, Kolkata-700 063.

**SCHEDULE - 'C'**

**(DEVELOPER'S ALLOCATION)**

**ALL THAT rest 60%** of the area as sanctioned from The Kolkata Municipal Corporation along with the undivided proportionate share of common area and facilities together with undivided proportionate share in the ultimate roof of the proposed building to be constructed and together with undivided proportionate share of land comprised in the said Premises being K.M.C. Premises No. 241 Thakurpukur Road, Kolkata - 700 063 with Assessee no. 41-125-

25-0241-9 P.O & P.S. Thakurpukur, Dist -24 Parganas (S), Postal  
Address No. 6 State Bank Garden, Thakurpukur, Kolkata-700 063.

### **SCHEDULE - 'D'**

(Types of Construction & Specification)

**FOUNDATION** : The building is designed on R.C.C Footing and frame and will be constructed as per the structural plan approved by the Kolkata Municipal Corporation .

**WALLS** : All the external walls shall be 200 mm thick brick wall with cement plaster. All internal partition walls shall be 125mm or 75 mm thick brick wall with both side cement plaster.

**DOORS** : All doors frame shall be of 100/62 mm thick wooden frame. All door shutters shall be of 32 mm thick block board flush door. Toilet will be fitted with PVC frame and doors. All fittings such as M.S. hinges, with handle, aluminum tower bolt, door stopper and vision apparatus shall be provided to main door.

**WINDOW** : All the windows shall be Aluminum frame of and glass panels, and covered with steel grill.

**FLOORING** : All the flooring shall be white marble/vitrified tiled floor for rooms, Kitchens and bathrooms. All the toilets shall have 1.5 m height glazed tiles on all sides . All kitchen shall have 1mtr. high glazed tiles on all sides with a cooking platform (4'-0") of black stone along with a sink.

#### **INTERNAL FINISH**

**TO WALLS** : All internal walls, ceiling of rooms verandah, kitchen cum dining, living and toilets shall be in plaster of paris.



**EXTERNAL PAINTING** : All external walls will be painted with 2 coats of cement based paint of standard quality.

**SANITARY & PLUMBING** : All the internal horizontal soil waste water pipes shall be of 50 mm and 100mm Dia C.I./PVC pipes jointed in cement. All the vertical soil, bend and waste water pipes shall be 50 mm. 100 mm. dia C.I./PVC pipes joint with mortar and exposed to walls. All the rain water pipes shall be 100 mm. dia in good quality PVC. All the toilet will be provided with 1 no. white European Commode with cistern, 1 no. white basin would be provided at dining cum living room. Shower with and hot water provision bathroom fitting such as stop cock, bib cock, pillar cock etc. will be in C.P. Brush.

**ELECTRIFICATION** : All the internal wiring shall be concealed in polythene conduit, all wires, shall be of coppers, all switch boards of M.S. flash with walls with Acrylic cover and all switches of standard brand. Bed Room shall be provided with 2 nos. of light points plus 1 no. fan point plus 1 No. 5 Amp. plug point, Dining space shall be provided with 1 nos. fan point, 2 light points and 1 no. 5 Amp plug point. 1 no. calling bell point. Kitchen shall be provided with 1 no. light point 1 no. 15 Amp plug point and 1 no exhaust point, verandah shall be provided with 1 no. light point 1 no. 15 amp. Plug point. One light point, one gyeser point and one exhaust point in toilet.

**WATER SUPPLY** : Each flat shall be provided with water supply line from synthetic overhead water tank. Over head water tank shall be filled up by water from underground water reservoir for all the flats, stored water will be supplied from Corporation water supply or Deep Tube.

**GENERAL** : All the boundary wall up to a height of 4'-0" with plaster. Each flat shall have separate CESC meter and the cost of the same shall be borne by the Owners/Purchaser. Any addition or alteration shall be subject to approvals of the Architects and the requisite cost shall be borne by the Owners/Purchaser in advance. Maintenance of the flat/flats at proportionate cost will be managed by the flat owners. Extra cost is to be paid in advance to the Developer.

### S C H E D U L E - "E"

( Common Area and Facilities)

- 1) The land measuring **2 Cottahs 12 Chittaks 20 sq.ft.** more or less on which the building at K.M.C. Premises No. 241 Thakurpukur Road, Kolkata- 700 063 with Assessece no. 41-125-25-0241-9 P.O. Thakurpukur, P.S. Thakurpukur, Dist -24 Parganas (S), Postal Address No. 6 State Bank Garden, Thakurpukur, Kolkata-700 063 with all easement and equal easement rights and appurtenances belonging hereto.
- 2) Foundation, beams vertical and lateral supports main walls, common walls, boundary walls, main entrance/gate of the said building.
- 3) Main gate of the said premises.
- 4) Installation common services viz. electricity water, pipes and sewerage, rain water pipes.
- 5) Water pump with motor and pump room.
- 6) Reservoir on the roof and underground.
- 7) 24 hours water supply from overhead tank to the respective flats.
- 8) Common staircases, landings, lobbies etc.



- 9) Lighting in the common space , passages, staircase including fixtures and fittings.
- 10) Common Meter Box.
- 11) Open space surrounding the said building.
- 12) Roof of the building.
- 13) All other parts of the said building the necessary for its existences, maintenance and safety for normally in common use of the Owners of the respective flats.

#### SCHEDULE - "F"

(Common expenses )

- a) The expenses of maintaining and repairing the main structure, main walls top floor roof and in particular the main water pipes , waste water pipes, water lines , water tanks etc. of the building and also electric lines for common lights and pump.
- b) The cost of cleaning and lightening the passages staircase, top floor roof etc. and other parts of the building used by the buyers in common with the owners and occupier of the other flats and spaces.
- c) Reasonable salaries of a sweeper and Darwan for the common parts.
- d) The cost of maintaining, servicing , substituting repairing and working of common lights.
- e) All expenses of common services and in connection with common areas and facilities as mentioned above.
- f) All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
- g) All other expenses and /or outgoing as are incurred by the owners and/or service organization for the common purposes.



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

WITNESSES :

1) Jay Ranjan  
32nd VLG No  
Vell-D

2)

Anup Bhattacharya

SIGNATURE OF THE OWNER

Rajendra Nath Saha

SIGNATURE OF THE DEVELOPER

Drafted By:  
ADVOCATE

Bimal Ch. Lahiri  
BIMAL CH. LAHIRI, M.A., LL.B.  
Advocate  
Alipore Judges Court  
Kolkata-700 027  
Enrolment No.- WB/298/82

### MEMO OF CONSIDERATION

**R E C E I V E D** from the within-named DEVELOPER the within mentioned sum of **Rs.1,55,000/-** (Rupees One Lac Fifty Five Thousand) only being the refundable security deposit in the following manner:-

1. By cheque no. 180094, dated 29-07-2021, drawn on SBI Bank, Thakurpukur Branch, Kolkata – 63 amounting **Rs.25,000/-** (Rupees Twenty Five Thousand) only.
2. By cheque no. 180123, dated 10-07-2021, drawn on SBI Bank, Thakurpukur Branch, Kolkata – 63 amounting **Rs.15,000/-** (Rupees Fifteen Thousand) only.
3. By Cash on 28-09-2021 amounting **Rs.53,000/-** (Rupees Fifty Three Thousand) only.
4. By cheque no. 125362, dated 05-10-2021, drawn on SBI Bank, Thakurpukur Branch, Kolkata – 63 amounting **Rs.20,000/-** (Rupees Twenty Thousand) only.
5. By cheque no. 125369, dated 22-10-2021, drawn on SBI Bank, Thakurpukur Branch, Kolkata – 63 amounting **Rs.22,000/-** (Rupees Twenty Two Thousand) only.
6. By cheque no. 147771, dated 12-11-2021, drawn on Indian Bank, Thakurpukur Branch, Kolkata – 63 amounting **Rs.20,000/-** (Rupees Twenty Thousand) only.

### WITNESSES

1. *[Signature]*  
32 MLG Road,  
Vol - 8.

*[Signature]*  
OWNER

Typed by:  
Dipankar Roy (Typist)  
Alipore Judges' Court,  
Kolkata- 700 027

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name ANUP BHATTACHARYA

Signature Anup Bhattacharya

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name RABINDRA NATH SUR

Signature Rabindranath Sur

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....





Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2002488877/2021	Office where deed will be registered
Query Date	30/11/2021 2:15:05 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SK PATAJODIN 10 A, B B SENGUPTA ROAD, Thana: Behala, District: South 24-Parganas, WEST BENGAL, PIN - 700034. Mobile No: 9007897597. Status: Solicitor firm.	
Transaction	Additional Transaction	
[0130] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney (Rs: 1/-) [4308] Other than Immovable Property Agreement (No of Agreement: 2) [4311] Other than Immovable Property, Receipt (Rs: 1,55,000/-)	
Set Forth value	Market Value	
Rs. 40,000/-	Rs. 34,14,377/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 7,071/- (Article 48(g))	Rs. 1,572/- (Article E, E, E)	
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, P.S.- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Thakurpukur/ Main/ Rd, Road Zone: (Bischofpara Road - Heghunshpur Road Premises Located On Road) , Premises No: 241, Ward No: 125 Pin Code: 700063

Sch No	Plot Number	Khatian Number	Land Use Proposed ROP	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS - )		Besta	2 Katha 12 Chok 20 Sq Ft	10,000/-	33,84,377/-	Width of Approach Road: 15 Ft.
Grand Total :				4.6935Dec	10,000/-	33,84,377/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor: 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000/-	30,000/-	

## Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr ANUP BHATTACHARYA Son of Late B S BHATTACHARYA6, STATE BANK GARDEN, PASCHIM BARISHA, City:-, P.O.- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ALxxxxxx6N, Aadhaar No: 41xxxxxxxx2319, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

## Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	M S SUR OMIDOS 2, BACHARPARA ROAD, City:-, P.O.- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 , PAN No.:: AMxxxxxx2F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

## Representative Details :

Sl No	Name & Address	Representative of
1	Mr RABINDRA NATH SUR Son of Late MANINDRA NATH SUR44A, BACHARPARA ROAD2 NO., City:-, P.O.- THAKURPUKUR, P.S.-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx2F, Aadhaar No: 84xxxxxxxx4629	M S SUR OMIDOS (as AS PROPRITOR)

## Identifier Details :

Name & address
Sk. PATAUDDIN Son of Late SK MAINUDDIN 10A, B B SENGUPTA ROAD, City:-, P.O.- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of Mr ANUP BHATTACHARYA, Mr RABINDRA NATH SUR

## Note:

1. If the given information are found incorrect, then the assessment made stands invalid.



Query No: 2002488877 of 2021, Pended On:  
Dec 9 2021 2:30PM, Generated from  
Registration office

AS- 2 of 3



Query is valid for 30 days (i.e. upto 30-12-2021) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 30-12-2021)

Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) 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.

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. BEHALA, 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





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

GRN Details

GRN: 192021220132378068 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 09/12/2021 20:44:24 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 4097256940927 BRN Date: 09/12/2021 20:12:53  
Gateway Ref ID: 202134368523622 Method: State Bank of India New PG DC  
Payment Status: Successful Payment Ref. No: 2002488877/5/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SUVRO BANERJEE  
Address: 32/D MOTILAL GUPTA ROAD KOLKATA 700008  
Mobile: 8902228398  
Depositor Status: Others  
Query No: 2002488877  
Applicant's Name: Mr SK PATAUDDIN  
Identification No: 2002488877/5/2021  
Remarks: Sale, Development Power of Attorney Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002488877/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	6971
2	2002488877/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	1578
			<b>Total</b>	<b>8549</b>

IN WORDS: EIGHT THOUSAND FIVE HUNDRED FORTY NINE ONLY.



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

ভালিকাঙ্কিত অই ডি / Enrollment No.: 0657/86261/48410

To

অনুপ ভট্টাচার্য

Anup Bhattacharya

6 STATE BANK GARDEN

THAKURPUKUR

Paschim Bardha

Thakurpukur

South Twenty Four Parganas

West Bengal-700063

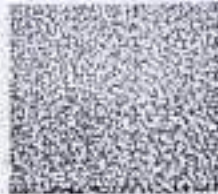
6517748848

11/01/2013

149225915



ME492259157FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6959 8149 8723**

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



অনুপ ভট্টাচার্য

Anup Bhattacharya

জন্মতারিখ / DOB : 01/04/1966

পুরুষ / Male



6959 8149 8723

আমার আধার, আমার পরিচয়

Anup Bhattacharya

आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA

BHATTACHARYA ANUP  
B S BHATTACHARYA

01/04/1958

Permanent Account Number  
ALJPB3546N

Anup Bhattacharya



*In case this card is lost / found, kindly inform / return to :*  
Income Tax-PAN Services Unit, LT/151  
Plot No. 3, Sector 11, CHD Gurgaon,  
New Delhi - 122 002

यदि कार्ड के खोने / पावने का पता चले तो कृपया  
आयकर विभाग को सूचित करें।  
एकत: 3, सेक्टर 11, सीडीओ गुरुगढ़,  
नया दिल्ली - 122 002

Anup Bhattacharya



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AMEPS7952F**



नाम / NAME  
**RABINDRA NATH SUR**

पिता का नाम / FATHER'S NAME  
**MANINDRA NATH SUR**

जन्म तिथि / DATE OF BIRTH  
**25-01-1958**

हस्ताक्षर / SIGNATURE  
*Rabindra Nath Sur*

22/01/2025, 5:28:11  
 COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / मिल जाने पर तुरन्त जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
 संयुक्त आयकर अधिकारी (पद्धति एवं तकनीकी),  
 पी-7,  
 चौरंगी चौराहा,  
 कलकत्ता - 700 068.

In case this card is lost/found, kindly inform/return to  
 the issuing authority :  
 Joint Commissioner of Income-tax (Systems & Technical),  
 P-7,  
 Chauringhee Square,  
 Calcutta- 700 068.

For SUR OMIDOS

*Rabindra Nath Sur*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

**ভারত সরকার**  
Unique Identification Authority of India  
Government of India

সনিকৃতিক্রম আইডি / Enrollment No. : 1040/19527/72582

To  
Rabindra Nath Sur  
২২ নং সুর  
৪৪৪  
2ND BACHAR PARA ROAD  
THAKUR PUKUR  
Paschim Barisha  
Thakurpukur, South Twenty Four Parganas  
West Bengal - 700063  
8231559075

0980120113



KL168816667DF

16681668



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**8450 1691 4629**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



নাম  
Rabindra Nath Sur  
পিতা: মনিন্দ্রা নাথ সুর  
Father: MANINDRA NATH SUR

জন্ম তারিখ/Year of Birth: 1958  
সঙ্গ: Male

**8450 1691 4629**



আধার - সাধারণ মানুষের অধিকার



Government of India

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অ্যুথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

### INFORMATION

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

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: ৪৪৪, ২নং সুরা পড়া রোড  
থাকুর পুকুর, পশ্চিম, ২৪ পরগণা  
৭০ ০০৬৩, পশ্চিমবঙ্গ, ভারত

Address: 44A, 2ND  
BACHAR PARA ROAD,  
THAKUR PUKUR, Paschim  
Barisha, Thakurpukur, South  
Twenty Four Parganas, West  
Bengal, 700063



1917  
1800 182 1800



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1917,  
Bangalore-560 301

*Rabindranath sur,*