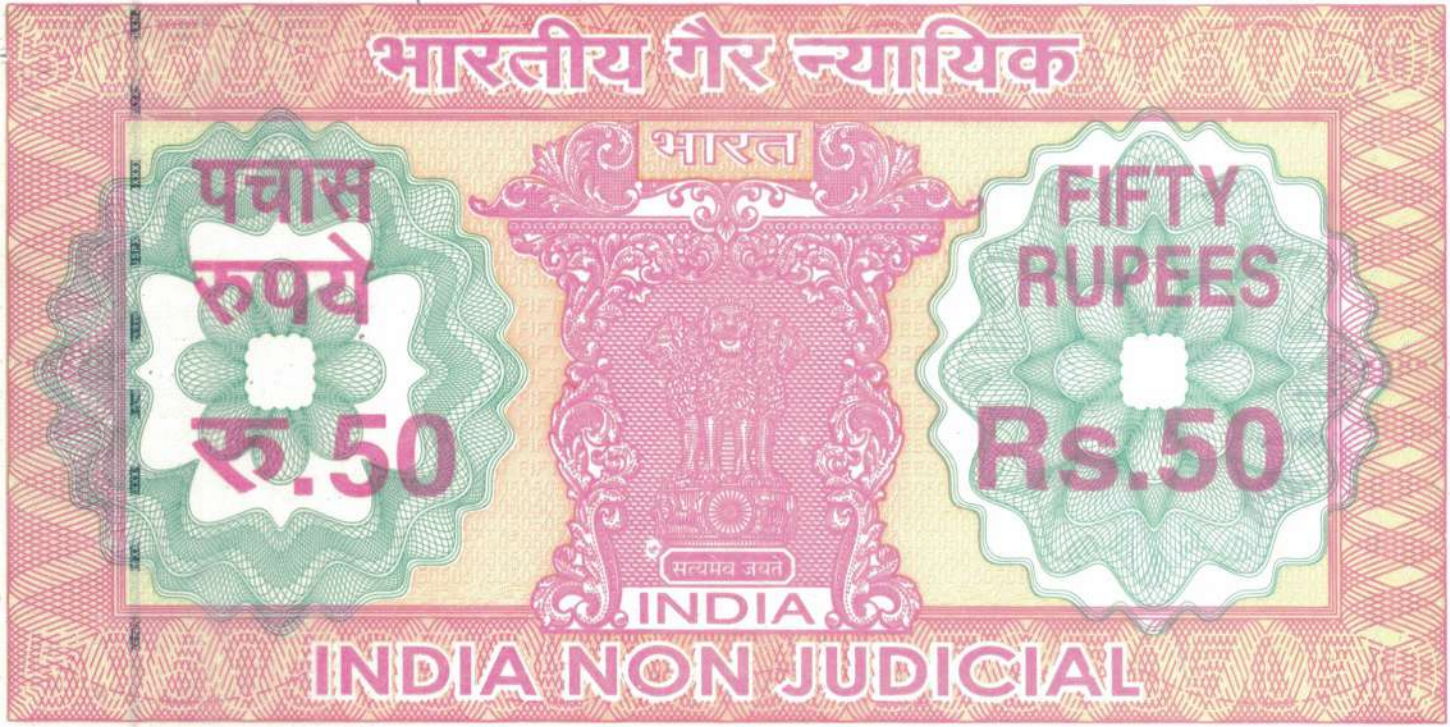


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 026928

02.08.2023  
02.08.2023  
02.08.2023

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

*[Signature]*  
District Sub-Register-III  
Alipore, South 24-pargana

**DEVELOPMENT AGREEMENT**

02 AUG 2023

**THIS DEVELOPMENT AGREEMENT** is made on this the

20 day of August, in the year Two Thousand  
Twenty Three (2023)

**BETWEEN**

Contd....,P/2

71120

Name: S. K. SAHA, Advocate  
Address: High Court, Calcutta  
Kolkata - 700001

Rs. \_\_\_\_\_  
Kolkata Collectorate  
11, Netaji Subhas Rd.,  
Kolkata-1

Amal Kr. Saha  
Licensed Stamp  
Vendor

5 JUL 2023



Banu dev Paul,  
S/o Late D.C. Paul,  
12/2 Jheel Road,  
Bentashpur, Nal. 75

DISTRICT SUB REGISTRAR-III  
SOUTH 24 P.C.S. ALIPORE  
02 AUG 2023



(1) **SRI SWADESH RANJAN BHATTACHARJEE**, (PAN - BDTPB3201P) (Aadhaar - 6804 8334 9691), son of Late Satya Ranjan Bhattacharjee, by occupation - Service and (2) **SRI TAPAS RANJAN BHATTACHARJEE**, (PAN - AXKPB8001D), (Aadhaar - 7069 7368 1555), son of Late Satya Ranjan Bhattacharjee, by occupation - Service, and (3) **SMT. SMRITIKANA SENGUPTA**, (PAN - GLBPS3248J) (Aadhaar - 6430 7827 3333), wife of Sri Sankar Sengupta and daughter of Late Satya Ranjan Bhattacharjee, by occupation - Housewife, all by faith - Hindu, by Nationality - Indian, all are residing at 282, Ganguly Bagan, Naktala, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047, District South 24 Parganas, hereinafter jointly called and referred to as the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives and/or assigns) of the **ONE PART**.

**AND**

**M/S. JOYSHANKAR SARKAR**, a Proprietorship Firm, having its office at 33B, D.P.P. Road, (Plot No. 287, Ganguly Bagan Scheme), Post Office - Naktala, Police Station - Patuli now Netaji Nagar, Kolkata -

700047, being represented by its Sole Proprietor namely **SRI JOYSHANKAR SARKAR**, (PAN – BPCPS8365G) (Aadhaar – 4598 7723 8685), son of Late Kamal Sarkar, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 287, Ganguly Bagan, Police Station – Patuli now Netaji Nagar, Kolkata – 700047, hereinafter called and referred as to the “**DEVELOPER**” (which term or expression shall unless excluded by or repugnant to the subject or context to be deemed to mean and included its heirs, executors, successors-in-office, administrators, legal representatives and/or assigns) of the **OTHER PART**.

**WHEREAS** after the partition of India a large number of persons residents from former East Pakistan (now Bangladesh) crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

**AND WHEREAS** the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal and a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purpose.

**AND WHEREAS** like other resident of erstwhile East Pakistan Smt. Anita Bhattacharjee (now deceased) was such person who have come to use and occupy a piece and parcel of homestead land measuring 03 Cottahs, 01 Chittacks & 00 Square Feet more or less, lying and situate at Mouza - Naktala, J.L. No. 32, comprised in C.S. Dag Nos. 162(P) & 164(P), in Plot No. 282, under Police Station - Jadavpur now Netaji Nagar, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, being a Refugee displaced from East Pakistan (Now Bangladesh), approached the Government of West Bengal for the said land for his rehabilitation under the provisions of the L.D.P. Act/L.A. Act -1.

**AND WHEREAS** the Governor of the State of West Bengal in this process executed and registered Deed of Gift, through the Refugee Relief & Rehabilitation Department, Government of West Bengal with the intent to rehabilitate the said Refugees, gifted the said plot of homestead land measuring an area of 03 Cottahs, 01 Chittacks & 00 Square Feet more or less, lying and situate at Mouza - Naktala, J.L. No. 32, comprised in C.S. Dag Nos. 162(P) & 164(P), in Plot No. 282, under Police Station - Jadavpur now Netaji Nagar, within the jurisdiction of District Sub-Registrar at Alipore, in the District South



24 - Parganas, in favour of said Smt. Anita Bhattacharjee (now deceased) and the said Deed was duly registered in the office of the Additional District Registrar at Alipore and recorded in Book No. I, Volume No. 06, Pages from 173 to 175, Being Deed No. 419, for the year 1992.

**AND WHEREAS** after the aforesaid registered Deed of Gift, the said Smt. Anita Bhattacharjee (now deceased), became the absolute sole Owner of **ALL THAT** piece and parcel of land measuring an area of 03 Cottahs, 01 Chittacks & 00 Square Feet more or less, lying and situate at Mouza - Naktala, J.L. No. 32, comprised in C.S. Dag Nos. 162(P) & 164(P), in Plot No. 282, under Police Station - Jadavpur now Netaji Nagar, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas and enjoying the absolute right, title and interest and possessed over the said plot of land by construct a title shed structure thereon, hereinafter for the sake of brevity referred to as the "**said Property**" more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written, free from all encumbrances.

**AND WHEREAS** while having peaceful seized, possessed, enjoyment and in possession of the said property the aforesaid Smt. Anita

Bhattacharjee (now deceased) mutated her name in the assessment records of the Kolkata Municipal Corporation, subsequently the said Corporation have assessed her name as absolute sole owner in respect of the said property and renumbered as K.M.C. Premises No. 34D, D.P.P. Road, under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas and exercising the same with all easement rights' thereto by paying usual rents and taxes to the Appropriate Authority, under Assessee No. 211000410589, hereinafter for the sake of brevity referred to as the "**said Premises**" more fully and particularly mentioned in the **FIRST SCHEDULE** hereunder written.

**AND WHEREAS** since then the said Smt. Anita Bhattacharjee (since deceased) has been well sufficiently entitled of **ALL THAT** piece and parcel of land measuring an area of **03** Cottahs, **01** Chittacks & **00** Square Feet more or less, lying and situate at Mouza – Naktala, J.L. No. 32, comprised in C.S. Dag Nos. 162(P) & 164(P), in Plot No. 282, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 34D, D.P.P. Road, under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the

jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas, more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and enjoying all kind of ejmali right over the said property, from all sorts of encumbrances.

**AND WHEREAS** while having seized and possessed the aforesaid property the said Smt. Anita Bhattacharjee died intestate on 12/08/2020 leaving behind her surviving daughter namely Smt. Smritikana Sengupta and two sons namely Sri Swadesh Ranjan Bhattacharjee and Sri Tapas Ranjan Bhattacharjee as her legal heirs and successors who jointly inherited the aforesaid property, by way of Hindu Succession Act, 1956. Husband of Anita Bhattacharjee namely Satya Ranjan Bhattacharjee, pre deceased her long before.

**AND WHEREAS** by way of inheritance the said Smt. Smritikana Sengupta, Sri Swadesh Ranjan Bhattacharjee and Sri Tapas Ranjan Bhattacharjee became the absolute joint Owners of **ALL THAT** piece and parcel of land measuring an area of **03** Cottahs, **01** Chittacks & **00** Square Feet more or less, lying and situate at Mouza – Naktala, J.L. No. 32, comprised in C.S. Dag Nos. 162(P) & 164(P), in Plot No. 282, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 34D, D.P.P. Road, under Ward No. 100,



Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas, more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written.

**AND WHEREAS** thus the said Smt. Smritikana Sengupta, Sri Swadesh Ranjan Bhattacharjee and Sri Tapas Ranjan Bhattacharjee (the Owners herein) thereto became the absolute joint Owners of **ALL THAT** piece and parcel of land measuring an area of **03** Cottahs, **01** Chittacks & **00** Square Feet more or less, lying and situate at Mouza – Naktala, J.L. No. 32, comprised in C.S. Dag Nos. 162(P) & 164(P), in Plot No. 282, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 34D, D.P.P. Road, under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas and enjoying the absolute right, title and interest over the said property, without any kind of hindrance, objection, obstruction, **lispendens**, trusts, mortgage, claim and/or demand whatsoever or howsoever from any corner, which is more fully and particularly described in the **FIRST SCHEDULE** hereunder

written, free from all sorts of encumbrances, liens, charges, attachment, liabilities etc.

**AND WHEREAS** the said Smt. Smritikana Sengupta, Sri Swadesh Ranjan Bhattacharjee and Sri Tapas Ranjan Bhattacharjee (the Owners herein) being the absolute joint Owners and occupiers of the aforesaid property, have made up their mind to develop the said land measuring an area of **03** Cottahs, **01** Chittacks & **00** Square Feet more or less, along with 300 Square Feet of tile shed structure standing thereon, lying and situate at Mouza - Naktala, J.L. No. 32, comprised in C.S. Dag Nos. 162(P) & 164(P), in Plot No. 282, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 34D, D.P.P. Road, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, as mentioned in the **FIRST SCHEDULE** written hereunder by constructing a G+3 storied building, upon the aforesaid property, but due to financial stringency or paucity of fund and insufficiency knowledge as well as experience and acumen in the field of construction, the Land Owners have sought the professional expertise with financial soundness of Developer/s who can undertake the

responsibility of construction of such building upon the said property at his/their own costs and expenses.

**AND WHEREAS** upon the aforesaid representation of the Owners and on subject to verification of title of the Owners, concerning the said property, the Developer namely M/S. JOYSHANKAR SARKAR, a Proprietorship Firm, being represented by its Sole Proprietor SRI JOYSHANKAR SARKAR, son of Late Kamal Sarkar, have agreed to develop the said property by constructing a new building at the said property in accordance with the building plan on the terms and conditions as follows.

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

**ARTICLES - I**

1. **DEFINITION:** - For proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times shall always mean and include.

**ARTICLES - II**

- A. **LAND OWNERS:** - shall mean (1) **SRI SWADESH RANJAN BHATTACHARJEE**, son of Late Satya Ranjan Bhattacharjee,



and (2) **SRI TAPAS RANJAN BHATTACHARJEE**, son of Late Satya Ranjan Bhattacharjee, and (3) **SMT. SMRITIKANA SENGUPTA**, wife of Sri Sankar Sengupta, hereinafter jointly called and referred to as the Land Owners and their heirs, executors, successors, legal representatives, executors, administrators and/or assigns.

- B. **DEVELOPER:** - shall mean **M/S. JOYSHANKAR SARKAR**, a Proprietorship Firm, being represented by its Sole Proprietor **SRI JOYSHANKAR SARKAR**, son of Late Kamal Sarkar, hereinafter called and referred as to the Developer and its successors administrators, executors, legal representatives and/or assigns.
- C. **SAID PROPERTY:-** shall mean all the documents of entire of homestead land measuring an area of **03** Cottahs, **01** Chittacks & **00** Square Feet more or less, along with 300 Square Feet of tile shed structure standing thereon, lying and situate at Mouza - Naktala, J.L. No. 32, comprised in C.S. Dag Nos. 162(P) & 164(P), in Plot No. 282, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 34D, D.P.P. Road, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 -

Parganas, more fully and particularly be mentioned and described in the **FIRST SCHEDULE** hereunder written.

- D. **PROPOSED BUILDING**: - shall mean the G+3 storied residential building to be constructed upon the aforesaid property according to the material and construction specification mentioned and described in **FIFTH SCHEDULE** hereunder written and according to the building plan to be prepared by the Architect/Engineer herein.
- E. **THE ARCHITECT**: - shall mean such qualified person/persons who may be appointed by the Developer for both designing and planning the Building to be constructed on the said property.
- F. **COMMON FACILITIES AND AMENITIES**:- shall mean and include corridors, roof, stair-ways, underground water reservoir, overhead water tank, water pump and motor and other facilities which may be mutually agreed up-to between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and the same there-under as per the West Bengal Apartment Ownership Act, 1972 and its statutory modifications and/or reenactments thereof in force from time to time and Rules framed there-under or mutually agreed upon by the Land Owners of Flat/s.

G. **SALEABLE SPACE**: - shall mean flats and the car parking space in the proposed building available for independent use and occupation after making due provisions for common facilities and space required therefore.

H. **OWNER'S ALLOCATION**:- the Land Owners will be entitled to get 50% of entire constructed area as per F.A.R. from the Kolkata Municipal Corporation, consisting of several self contained residential flats and other covered spaces, after completion of G+3 Storied building shall be provided by the Developer as its own costs and expenses, i.e. (i) 50% of Car Parking Space, (~~two~~ <sup>b. one Shop space</sup> approved car parking space) on the Ground Floor, at the ~~West~~ Portion, (ii) Tapas Ranjan Bhattacharjee will be entitled to get self-contained residential Flat, measuring an area of 700 built up area, on the First Floor, at the East Portion, (iii) Swadesh Ranjan Bhattacharjee will be entitled to get self-contained residential Flat, measuring an area of 700 built up area, on the Second Floor, at the ~~West~~ Portion and (iv) Smritikana Sengupta will be entitled to get self-contained residential Flat, measuring an area of 700 built up area, on the Third Floor, at the ~~West~~ Portion, along with Rs.20,00,000/- (Rupees Twenty Lakh) only as an non-refundable/forfeit amount i.e. (i) on the execution of this Agreement the Developer shall pay a sum of Rs.10,00,000/- (Rupees Ten Lakh) only to the Land Owners, (ii) on the very day of Startin

Jayshankar Sanjay.  
S.R. Bhattacharjee

Jayshankar Sanjay.  
S.P. Bhattacharjee



of demolition of the existing structure on the said property, the Developer shall further pay a sum of Rs.5,00,000/- (Rupees Five Lakh) only to the Land Owners and (iii) at the time of handover the Owner's Allocation the said Developer shall pay the balance sum of Rs.5,00,000/- (Rupees Five Lakh) only to the Land Owners, totally sum of Rs.20,00,000/- (Rupees Twenty Lakh) only, as the Part of Owner's Allocation in accordance with the terms and conditions of these presents including proportionate share in the common facilities and amenities on pro-rata basis, as fully and particularly set out in the **SECOND SCHEDULE** hereunder written.

- I. **DEVELOPER'S ALLOCATION:** - the Developer will be entitled to get 50% of Entire constructed area as per F.A.R. from the Kolkata Municipal Corporation, consisting of several self contained residential flats and other covered spaces, in the proposed G+3 Storied building to be constructed on the said property after handover the Owner's Allocation to the Land Owner, i.e. (i) 50% of Car Parking Space, on the Ground Floor, at the **East** Portion, (ii) One self contained residential Flat, measuring an area of 700 built up area, on the First Floor, at the West Portion, (iii) One self contained residential Flat, measuring an area of 700 built up area, on the Second Floor, at the **East** Portion and (iv) One self contained residential Flat, measuring an area of 700 built up area, on the Third Floor, at

S.R. Bhattacharjee  
Jayshankar Santhan.

the East Portion, including proportionate share in the common facilities and amenities on pro-rata basis and fully and particularly set out in the **THIRD SCHEDULE** hereunder written.

- J. **SPECIFICATIONS AND AMENITIES:** - materials and specifications as its recommended by the Architect for the construction of the building amenities means all fittings as described in the specification and will be provided by the Developer in those flats under reserve portion.
- K. **TIME:** Shall mean the constructing shall be completed within **30 (Thirty)** Months from the date of execution of this agreement. Time lapse for any Force Majeure shall be exempted from the said stipulated period.
- L. **SHIFTING CHARGES:** The Developer shall provide two separate temporary accommodation for the said Land Owners, till the actual possession is delivered for their residence, during the period of construction and shall bear all rent, cost and expenses for such two separate temporary accommodation till the handover the Owner's Allocation with habitable condition in the newly constructed building to them.
2. **COMMENCEMENT:** This Agreement will have effect from the date, month and year at the outset and shall remain in force

until such time all the terms and conditions set forth herein complied are fulfilled by both the parties.

3. **THE LAND OWNERS DECLARE AND THE DEVELOPER HAS BEEN SATISFIED AS FOLLOWS :**

- (a) That the land owners are absolutely seized and possessed of and/or well and sufficiently entitled to the said property.
- (b) That the said property is free from all sorts of encumbrances and the Land Owners have a good marketable title in respect of the said property without having any claim, in respect of right, title, interest and possession of any person or persons and legal right, title and interest to enter into this agreement with the Developer and Land Owners hereby undertake to indemnify and keep the Developer indemnified against any Third Party's claim and demands whatsoever with regard to the title and ownership of the Land Owners.
- (c) That the said property is free from all sorts of encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever and the same are fully occupied and possessed by the Land Owners.
- (d) That there is no notice of acquisition or requisition received or pending in respect of the said property more fully and particularly described in the **FIRST SCHEDULE** hereunder written.
- (e) There is no other agreement in existence at present of the said premises, in respect of sale or development.



**ARTICLE - III:**  
**OWNER'S RIGHTS AND OBLIGATIONS**

1. The Land Owners are absolutely seized and possessed and/or otherwise well and sufficiently entitled to the said property described in the **FIRST SCHEDULE** hereunder written, before construction of proposed building as per this Agreement and has absolute right, title and interest to deal with the same and in the manner herein mentioned.
2. The Land Owners therein have all right, title, claim and/or demand over the in respect of the said property and/or any portion thereof before construction of proposed building as per this Agreement.

**ARTICLE - IV:**  
**CONSIDERATION**

1. In consideration of the Land Owners have agreed to permit the Developer to residential exploit the said property and to construct, erect and build a new building in accordance with the specification and material description which are stated in details in **SIXTH SCHEDULE** hereunder written, in the land described and mentioned in the **FIRST SCHEDULE** hereunder written.
2. The Developer shall provide to the Land Owners in the new building as per Owners' Allocation as mentioned in Clause - H hereinabove written in this Agreement.

**ARTICLE - V:**

**DEVELOPER'S RIGHTS AND REPRESENTATIONS**

- 1) The Land Owners have appointed the Developer as the Developer on the premises and the Developer have accepted such appointment on the terms and conditions hereunder contained.
- 2) Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Land Owners of any part of the building or any part thereof to them or creating any right, title or interest thereof in favor of the Developer save as herein expressly provided except the right of the Developer to commercially exploit the saleable space of the Developer' Allocation (Article II (11), in the proposed building in terms hereof and deal with the same in the manner hereinafter stated.
- 3) The Developer on execution of these presents will have all the right to take physical possession of the subject property, to put security and to take all necessary steps, as required, to develop the subject property and to commercially exploit the saleable space of the Developer' Allocation (Article II (11) in the proposed new building in terms hereof and deal with the same in the manner hereinafter stated and to protect all the right and interest of the Land Owners.
- 4) After registration of the said Development Agreement, the Land Owners shall also execute a registered Development Power of Attorney in favour of the Developer linked to the registered

Development Agreement empowering the Developer to do all necessary acts to construct the new proposed G+3 Storied Building in the land and dispose of the Developer' Allocation in the new proposed G+3 Storied Building as they deem fit and proper.

- 5) That photocopy of all the original documents of the title and rights on the aforesaid plot of land shall be handed over to the Developer herein by the Land Owners on their accountable receipts on the date of signing of this Agreement for the purpose of construction of the Building Project, sale of the Developer' Allocation as mentioned hereinabove and facilitating updating of the details of the land in the records of Kolkata Municipal Corporation. These documents shall be returned to the Land Owners when done with and the accountable receipts, returned after the construction and sale of the building project is complete.
- 6) The Developer shall take all necessary steps for the approval or sanction of the building plan and all costs for preparation, submission and approval of the building plan shall be borne by the Developer. The Developer shall take prompt and speedy action or steps for getting the approval or sanction of the building plan from the Kolkata Municipal Corporation. The Developer shall mutate the names of the Land Owners herein and obtain mutation certificate in the names of the Land Owners herein, before sanction plan in the names of the Land



Owners herein from the Kolkata Municipal Corporation and all costs and expenses solely borne by the said Developer herein.

- 7) The Land Owners hereby undertake to co-operate in all matters and things that will be essential or necessary in relation to the smooth development of the aforesaid property in form of G+3 storied Building and others as stated herein above at the cost of the Developer herein.
- 8) The Developer shall have full right to break, open, demolish and utilize all the materials contained in the existing structure for their own purpose and to sell all or any materials to any person or persons under the choice of the Developer and the money so received shall be utilized by the Developer.
- 9) The Developer shall start the construction of the building on the said plot of land after clearing the old existing structure from the land and commence construction of the Project as per sanctioned Building Plan from the Kolkata Municipal Corporation.
- 10) The Land Owners and the Developer shall jointly use, occupy and enjoy their respective allocation exclusively **TOGETHER WITH** the privilege of using and enjoying the common areas of the building without any right of Ownership.
- 11) The Land Owners and the Developer do hereby indemnify each other against any action or deeds taken by either of them which may cause hindrance to the smooth execution of the development work as mentioned in this Agreement.

**ARTICLE - VI:**

**POSSESSION**

1. The Land Owners shall vacate the existing structure along with the land appurtenant herein, as described in the **FIRST SCHEDULE** hereunder written and shall deliver free, quiet, peaceful and unencumbered exclusive vacant possession of the property to the Developer simultaneously on receipt of notice. Upon acceptance of the plan, as witnessed by the Land Owners as per this Agreement, the Developer shall be entitled to obtain vacant possession of the property upon demolition of the existing structure of the building and take away the and materials of the demolished building in to the Developer's custody at its own costs and also to survey the said land to do all necessary jobs for the purpose of construction of the proposed building in terms of this Agreement.
2. The Developer shall complete the Owner's Allocation of the proposed building within the above mentioned stipulated period, unless prevented by any unforeseen circumstances as per Force Majeure Clause beyond the control of the Developer and hand over the Owner's Allocation in finished and habitable condition with all arrangement and other necessary fittings, as per specifications described in the **SIXTH SCHEDULE** hereunder written.
3. The Land Owners shall have absolute right to transfer or otherwise deal with the Owner's Allocation along with proportionate share in common areas and common passage

without any reference to the Developer or any person/s whatsoever upon getting possession of their respective allotted portion.

4. The Developer shall have exclusive right and interest to the Developer's Allocation in the new building with exclusive undisturbed right to transfer, sale and/or otherwise deal with or dispose of the same without however affecting any right, title, claim or interest therein as per this Agreement whatsoever of the Land Owners and the Land Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation. The Owner shall only transfer by executing proper Deed of Conveyance either in favour of the Developer and/or in favour of its nominee/s the proportionate undivided share of land in relating to the flats as per their allocation to be constructed thereon.
5. The Land Owners hereby further undertake to give the Developer the Development Power of Attorney in a form and manner reasonably required for the purpose of smooth construction work in terms of this Deed and to deal with concerned authority and also to deal with by way of transfer and dispose of Developer's Allocation (Save and Except the Owner's Allocation). It is further understood however that such dealings shall neither in any way fasten nor create any financial or legal liability upon the Land Owners nor there shall be any a clause inconsistent with or against the terms' mentioned in this Agreement.



6. After getting the owners' allocation as per terms of this deed, the Land Owners shall execute the Deed of Conveyance in favour of the Developer or its nominee/s in respect of the portion allotted to the Developer and in respect of such part/s the new building as shall be required by the Developer upon receipt of the Income Tax clearance certificates of the Developer, if required and all costs and expenses incidental thereto shall be paid by the Developer.
7. In spite of receipt of the owners' allocation as per terms of this agreement, if the Land Owners upon due notice fail, neglect or refuse to execute and register appropriate Deed of Conveyances in favour of the intending purchaser/s without valid reason, then in that even the Developer shall be at liberty to complete the registered Deed of Conveyance in favour of such intending purchaser/s of Developer's Allocation as per the authority of the Power of Attorney to be executed and for which it shall be presumed that the Developer is deemed to have been expressly authorized by the original recorded Land Owners to do the same and in such event the Land Owners shall be liable to bear all costs and expenses incidental thereto.

**ARTICLE - VII:**  
**COMMON EXPENSES**

1. As soon as the new building are completed within the time hereinbefore mentioned, the Developer shall give written notice to the Land Owners about their allocation in the new building in terms of this Agreement and there being no dispute in any event

in terms of this Agreement and according to the specifications and certificate of Architect being obtained to that effect, then after expire of \_\_\_\_ Days from the date of such notice and at all times thereafter the Land Owners shall be exclusively responsible for payment of all Corporation and other taxes, rates, duties and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "**the Owner's Allocation**"), the said rates etc. to be apportioned on pro-rata basis with reference to the saleable spaces allotted to the Developer in the said Building, if the same is levied on the Building as a whole.

2. From the date of handing over the possession of the Owner's Allocation in a form of complete flat, the Land Owners shall pay to the Developer, the said proportionate charges for the common facilities in the new building till such period so long the Association of flats' Owner's are formed for the said apartments in the building. If however, said Association is not formed due to any reasons, the Developer in such event shall continue to maintain and manage the said building on receiving service charges at the rates as will be settled prior to the handing over possession of the flats to the flat Owner's including the original recorded Owners'.
3. Transfer of any part of the Owner's Allocation in the new building shall be subject to the provisions hereto made and the Transferee thereafter shall be responsible for payment of the said rates and other charges for the common facilities

proportionately in respect of the constructed space in the building so transferred.

**ARTICLE - VIII:**  
**COMMON RESTRICTIONS**

The Owner's Allocation in the new Building shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new building intended for common benefits on all occupiers of the new building which shall include the following:

1. The Land Owners shall not use or permit to use of the Owner's Allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazards to the Land Owners of the new building. The Developer and its nominee/s shall not use any portion thereof for carrying on any obnoxious illegal and immoral trade or activities nor use thereof for any purpose, which may cause any nuisance, hazards to the Land Owners of the new building.
2. Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government, local bodies and Association when formed in future as the case may be without invading the rights of the Land Owners and the Developer.



3. The Land Owners and the Developer and/or its nominee/s shall keep their respective allocations in the new building in good condition and repairs.
4. Neither parties shall throw, accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new building or in the compound corridors or any other portion of the new building.
5. The Land Owners shall permit the Developer and its servants and agents at all reasonable time and upon prior notice in writing to enter into and upon the Owner's Allocation for the purpose of maintenance or repairing till the formation of the Association of flat Owner's of the said newly constructed building.

**ARTICLE - IX:**

**OWNER'S OBLIGATIONS**

1. The Land Owners shall give unencumbered land and property simultaneously with the execution of this Deed of Agreement to the Developer. The Land Owners hereby covenant with the Developer not to cause any hindrance in the construction of the building at the said property by the Developer.
2. The Land Owners hereby agree to covenant with the Developer not to do any act or deed or things whereby the Developer may be prevented from selling, assigning and/or disposing of any part or portion of the Developer's Allocation in the building or

for the said property save and except the right of proportionate share in the land of the Land Owners.

3. The Land Owners hereby agree and covenant with the Developer not to let out, grant. Lease, mortgage and/or charge the allocated portion of the Developer in the super built-up construction, but shall have all those rights of alienation in respect of their allocated portion upon getting on completion of the building to any person/s, company/ies. The Developer also shall have no right to let-out, grant lease, mortgage and/or charge the allocated super built-up areas of the Land Owners.
4. The Land Owners hereby declare in clear and unequivocal terms that neither they nor their representatives after execution of this Agreement shall encumber or otherwise transfer the land, as described in the **FIRST SCHEDULE** hereunder written and shall abide this stipulation set out in the Agreement.
5. The Developer will have the right to enter into Agreement for Sale of the flat/flats and other spaces of the proposed building with a intending purchaser/s, the Developer shall also be entitled to take earnest and consideration money for proportionate share in land and construction cost as advance as well as consideration money from any intending purchaser/s in respect of the flats of the proposed building allotted to the Developer.
6. Upon execution of this Development Agreement, the Land Owners shall executed Development Power of Attorney in favour

of the Developer or its nominee/s authorizing the Developer or its nominee/s as the case may be for taking all necessary steps in connection with the property described in the **FIRST SCHEDULE** hereunder written in respect of the proposed building on the said property and to represent the Land Owners before the Kolkata Municipal Corporation, K.I.T., West Bengal Police, Fire Brigade and any other Authorities including State or Central Government in connection with the construction of the proposed building and other writings on his behalf and also to execute Agreement for Sale of Flats as well as Deed of Conveyance in respect of portions allotted to the Developer and to receive consideration thereof. Save and except the Owner's Allocation.

**ARTICLE - X:**

**DEVELOPER'S OBLIGATIONS**

1. After execution and registration of the deed of agreement, the developer shall make arrangement for two temporary accommodation for the land owners for their residence during the period of construction of the proposed building at his initiative and the developer shall bear the deposit rent or any other incidental costs for the same.
2. Within 6 months from the date hereof the developer shall get the plan of the proposed building sanctioned by K.M.C. at his cost. After getting the approved plan the owners' allocation, as agreed upon, shall be demarcated by red border on the photo copy of



the said plan and to be signed by the both the parties which will be treated as part of this agreement.

3. Within one month from the date of information of sanction of the plan, the owners' shall shift to the said two temporary accommodations to be arranged by the developer and deliver vacant possession of the same to the Developer free from all encumbrances. Thereafter Developer shall commence the construction of the new building as per the said approve plan.

4. Developer shall deliver vacant possession of owners' allocation as per terms of this agreement within the said stipulated period as mentioned above with letter of possession, copies of approved building plan, upto date paid tax bill, electric bill, sewerage and drainage plan, main electric supply line, water connection, drainage and sewerage connection, occupancy certificate to be issued by K.M.C. failing which the developer shall remain liable to pay Rs. 10,000/- per month to the owners till the actual possession is delivered.

5. Upon receipt of the owners' allocation, the owner shall vacate possession of the said temporary accommodation.

S.R. Bhattacharjee  
Jayshankar Samlean.

**ARTICLE - XI:**

**OWNER'S INDEMNITY**

The Land Owners hereby undertakes that they had positively delivery the vacant unencumbered possession of the said property to the Developer from the same day as mentioned herein above.

**ARTICLE - XII:**

**DEVELOPER'S INDEMNITY**

1. The Developer hereby undertake to keep the Land Owners indemnified against all Third Party's claims and notices arising out of any sort of act or commission or commission of the Developer in or in relation to the construction of the said new building strictly under the supervision of architect and engineer appointed by the Developer at his own cost and expenses.
2. The Developer hereby undertakes to keep the Land Owners indemnified against all actions, suits, costs, proceedings and claim that may arise after the execution of this Agreement and with regard to the construction of the said property and/or in the matter of Development of the said building and/or any defect herein.
3. The Agreement herein made shall not be treated as Partnership between the Land Owners and the Developer. The Developer is given the absolute rights to develop the said property as aforesaid for residential exploitation of Developer's Allocation in lieu of Owner's Allocation in terms of this Agreement.
4. Nothing in these presents shall be constructed as a demise or assignment or conveyance in land by the Land Owners of the said property or any party or any part thereof to the Developer as creating any right, title and interest in respect thereof in the Developer other than a exclusive license to the Developer to

residential exploit the same to their benefit in terms hereto provided however the Developer shall be entitle to borrow money from any Bank/s or any private Financial Institutions without creating any financial liability on the Owners and their estate shall not be encumber and/or liable for payment of any such dues of such Bank/s or any privet Financial Institutions and for that purpose the Developer shall keep the Land Owners indemnified against any action, suits and proceedings and costs, charges and expenses in respect thereof.

5. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served upon the Land Owners, if sent to them under registered post with acknowledgement due at the address given in this Agreement.
6. The Land Owners hereby fully agree and consent that the Developer shall have exclusive right to advertise, fix hoardings or sign boards of any kind relating to the publicity for the benefit of residential exploitation of the new building from the date of execution of this Agreement and on completion of the building or earlier all such advertisements and hoardings shall be cleared of the same by the Developer.
7. The Developer hereby declare that it has entered into this Agreement after going through all the documents of the land



owners and searches and being satisfied in respect of the said property described in the **FIRST SCHEDULE** written hereunder.

8. The Developer without prejudice to the right of the Owners/ Vendors in this Agreement shall be entitled to enter into in his said capacity with any other Building Contractor, Architect and others for carrying out the said Development at its own risk and costs.

**ARTICLE - XIII:**  
**FORCE MAJEURE**

1. The respective parties herein mentioned shall not be considered to be liable for any obligation hereunder that the performance of the relative obligation was prevented by any force majeure and this contract shall remain suspended during the period of such force majeure, if any.
2. The term force majeure shall mean floods, earth-quake, riots, war, storm, tempest, civil commotion.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE SAID PROPERTY)**

**ALL THAT** piece and parcel of Bastu land measuring an area of **03** Cottahs, **01** Chittacks & **00** Square Feet more or less, along with 300 Square Feet of tile shed structure standing thereon, lying and situate at Mouza - Naktala, J.L. No. 32, comprised in C.S. Dag Nos. 162(P) &

164(P), in Plot No. 282, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 34D, D.P.P. Road, under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas, having Assessee No. 211000410589, along with all easement and other appertaining right thereto, is butted and bounded on the said Property in the following manner:

- ON THE NORTH** : Plot No. 283, Ganguly Bagan ;  
**ON THE SOUTH** : Plot No. 281, Ganguly Bagan ;  
**ON THE EAST** : K.M.C. Road ;  
**ON THE WEST** : K.M.C. Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(OWNER'S ALLOCATION)**

**ALL THAT** the Land Owners will be entitled to get 50% of entire constructed area as per F.A.R. from the Kolkata Municipal Corporation, consisting of several self contained residential flats and other covered spaces, after completion of G+3 Storied building shall be provided by the Developer as its own costs and expenses, i.e. (i) 50% of Car Parking Space, (~~two~~ <sup>h. one shop space</sup> approved car parking space) on the Ground Floor, at the

Jayshankar Bankam.

**West** Portion, (ii) Tapas Ranjan Bhattacharjee will be entitled to get self-contained residential Flat, measuring an area of 700 built up area, on the First Floor, at the East Portion, (iii) Swadesh Ranjan Bhattacharjee will be entitled to get self-contained residential Flat, measuring an area of 700 built up area, on the Second Floor, at the ~~We~~ West Portion and (iv) Smritikana Sengupta will be entitled to get self-contained residential Flat, measuring an area of 700 built up area, on the Third Floor, at the ~~We~~ West Portion, along with Rs.20,00,000/- (Rupees Twenty Lakh) only as an non-refundable/forfeit amount i.e. (i) on the execution of this Agreement the Developer shall pay a sum of Rs.10,00,000/- (Rupees Ten Lakh) only to the Land Owners, (ii) on the very day of demolition of the existing structure on the said property, the Developer shall further pay a sum of Rs.5,00,000/- (Rupees Five Lakh) only to the Land Owners and (iii) at the time of handover the Owner's Allocation the said Developer shall pay the balance sum of Rs.5,00,000/- (Rupees Five Lakh) only to the Land Owners, totally sum of Rs.20,00,000/- (Rupees Twenty Lakh) only, along with undivided proportionate share of the land, including proportionate share in the common facilities and amenities on pro-rata basis, together with all common area, facilities and amenities of the property.

S.R. Bhattacharjee  
Jayshankar Sankar



**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

**ALL THAT** under the same Schedule the Developer will be entitled to get 50% of Entire constructed area as per F.A.R. from the Kolkata Municipal Corporation, consisting of several self contained residential flats and other covered spaces, in the proposed G+3 Storied building to be constructed on the said property after handover the Owner's Allocation to the Land Owner, i.e. (i) 50% of Car Parking Space, on the Ground Floor, at the East Portion, (ii) One self contained residential Flat, measuring an area of 700 built up area, on the First Floor, at the West Portion, (iii) One self contained residential Flat, measuring an area of 700 built up area, on the Second Floor, at the East Portion and (iv) One self contained residential Flat, measuring an area of 700 built up area, on the Third Floor, at the East Portion, along with all common area with right of easement and the undivided proportionate share in the land after handover the Owner's Allocation to the Land Owner including proportionate share in the common facilities and amenities on pro-rata basis, to be sold to the intending Purchasers from Developer's Allocation.

Dy. Shankar Samanta.  
S.K. Bhattacharjee

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE PROPOSED BUILDING)**

**ALL THAT** a proposed G+3 Storied Residential building to be constructed upon the Land mentioned in the **FIRST SCHEDULE** hereinabove written, under the supervision of architect and engineer appointed by the Developer and as per specification mentioned in the **SIXTH SCHEDULE** hereunder written, having all the common amenities and facilities as described in the **FIFTH SCHEDULE** hereunder written.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE COMMON AMENITIES AND FACILITIES)**

1. Entrance and Exit.
2. Boundary walls, main gate of the said premises.
3. Staircase landing on all the floors of the said building.
4. Entrance passage, lobbies, common space surrounding the building walls, foundation, columns, beams, supporters etc. underground reservoir, overhead water tank, septic tank, electric room, pump room, common toilet on the ground floor.
5. Water pump and its room, if any and water tank, underground reservoir, overhead tank and water supply line.

6. Drainage, rain water pipes and sewerage lines/systems and other installations for the same (except those areas of any flat and/or exclusively for its use).
7. Electrical wiring including meter and main switches and other fittings and fixtures (excluding those as are installed within the exclusively area of any flat and/or exclusively for its use).
8. The ultimate roof of the said building with common use and enjoyment with other flat owners exclusive with the land Owner.
9. Such other common parts, equipments, installations, fixtures, fittings and spaces for occupancy of the respective portions in the said building.
10. Life facility available.

**THE SIXTH SCHEDULE REFERRED ABOVE TO**  
**(DESCRIPTION OF THE SPECIFICATION OF CONSTRUCTION)**

<b>FOUNDATION</b>	: R.C.C. Foundation (that can bear load of G+3 storied building)
<b>CEMENT</b>	: ACC/Ambuja/Ultrtech
<b>SAND</b>	: Coarse Sand and Medium Coarse.
<b>BRICK</b>	: 1 <sup>st</sup> Class/Standard quality.



**BOUNDARY WALLS**

All boundary walls reconstruction/repair with plaster and painting.

**FLOOR**

All floors will be made with Marble / Tiles in bed rooms, drawing, dining, kitchen and varanda, Floor of Kitchen and staircase and Toilet will also be made of Tiles.

**VARANDA**

Fitting grilled Verandah with paint.

**WALL**

External wall will be 8" & Internal Walls will be 5" & 3" thick, internal walls will be finished with a cast of plaster of Paris and outside Printing from Asian Paints Company.

**ROOF**

Entire roof should be constructed with treatment with modern technology / chemicals.

**ELECTRICAL  
WIRING**

"Havells" Eight Way M.C.B. will be provided. All wiring in copper of standard wire ISI mark (Havell/Finolex made) and Havell Switches, allowing necessary Switches, fuse and plug points as needed.

**ELECTRICAL  
INSTALLATION**

Bed room : a) 1 Fan Point, b) 2 nos. of light point on two wall, b) 3 nos. of 5 Amp plug,

c) 1 no. 15 Amp Plug, d) 1 A.C. Point.

Varanda : a) 1 light Point, b) 1.5 Amp Plug.

Dining : a) 2 nos. Fan Point, b) 3 nos. of light point on three walls, 5 nos. 5 Amp Plug, 3 nos. 15 Amp Plug, c) 1.15 Amp Plug, d) 1.5 Amp Plug;

Kitchen: a) 1 light point, b) 1 exhaust fan point, 4 nos. 5 Amp plug, 3 nos. 15 Amp Plug, c) 1 power point (15 Amp), d) 1 Aqua guard point.

Bath Room: a) 1 light point, b) 1 geyser point (15 Amp.), c) 1 Fan point;

Stair: 1 light point on each landing.

W.C.: 1 light point,

Extra points as per requirements.

## DOORS

Main door shall be of sal wood with collapsible gate and internal doors of black board.

## WINDOWS

Aluminum Channel with Grill Cover.

## SUPER STRUCTURE

R.C.C. framed building with columns, floors and roof slabs.

*Jayshankar Samkar.*

**KITCHEN**

Kitchen top will be Black Stones.

Sink will be of steel with one tap below the Sink.

**WALL INSIDE**

Plaster of Paris with Primer .

**WATER SUPPLY**

By K.M.C. from reservoir to overhead tank For uplifting of water from underground reservoir to over tank by adequate Horse Power Pump and motor of reputed branded company.

**BED ROOM**

Each flat of the owners shall contain two wall almirahs.

**EXTRA WORK**

Any work other than this agreed specification shall be charged extra and the amount will paid before execution of work.

**EXTRA WORK:** In addition to the above items if the Land Owners want to provide additional items or wants to change the specification of any item be allowed after getting the permission from the consulting Engineer, if he fulfills the following. An estimate for additional work or the change item, shall be supplied by the Developer and the Land Owners have to pay the total amount in advance to carry out these additional / changed item's within their allocation.



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

**SIGNED, SEALED & DELIVERED**

In the presence of

**WITNESSES:-**

1) Biju der Paul,  
42/2 Jheel Road,  
Santoshpur. KOL-75

S.R. Bhattacharjee  
(SWADESH RANJAN BHATTACHARJEE)

Tapan Ranjan Bhattacharjee

2) Sugny Seeken Dutta  
37/53, Nakhala Road  
KOL-47.

Smritikana Sengupta  
SIGNATURE OF THE  
LAND OWNERS

JOYSHANKAR SARKAR  
Jayshankar Sarkar.  
Proprietor

SIGNATURE OF THE  
DEVELOPER

Drafted by:

Bimal Kanti Danda

Bimal Kanti Danda

M.A. (Double), LL.B

Advocate

**PRINT ZONE,**

Alipore Police Court,

Kolkata - 700027.

Alipore Police Court

Criminal & Civil Practitioner

Regn. No.-W.B./1143/80

S. Ahmed  
Sarfaraz Ahmed.

**MONEY RECEIPT**

**RECEIVED** a sum of **Rs.10,00,000/- (Rupees Ten Lakh)** only as an non-refundable/forfeit amount, out of entire sum of Rs.20,00,000/- (Rupees Twenty Lakh) only as an non-refundable/forfeit amount from the above mentioned Developer, in terms of this Agreement in presence of the following witnesses and in the following manners:-

<u>DATE</u>	<u>CASH/BANK / BRANCH</u>	<u>CHEQUE NO</u>	<u>AMOUNT (RS)</u>
02.08.2023	HDFC BANK.	000374	5,00,000/-
02.08.2023	Axis BANK.	470552	5,00,000/-
<b>TOTAL</b>			<b><u>Rs.10,00,000/-</u></b>

S.R. Bhattacharjee

(RUPEES Ten Lakh, ) ONLY

**WITNESSES:-**

1) Basu dev Paul

1. S.R. Bhattacharjee  
(SWADESH RANJAN BHATTACHARJEE)

2) Gajay Shankar Dutta

2. Tarun Ranjan Bhattacharjee

3. Smriti Kana Sengupta

SIGNATURE OF THE  
LAND OWNERS

		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 SWADESH RANJAN BHATTACHARJEE

Signature S.P. Bhattacharjee



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

Name TAPAS RANJAN BHATTACHARJEE

Signature Tapas Ranjan Bhattacharjee



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

Name SMRITI KANA SENGUPTA

Signature Smriti Kana Sengupta



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 JOYSHANKAR SANKAR.

Signature Jayshankar Sankar.

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

PHOTO	left hand					
	right hand					

Name .....

Signature .....



भारत सरकार

# ভারত সরকার

Unique Identification Authority of India  
Government of India

ডিজিটাল নথি/Enrollment No.: 152664443/10201

To  
বাসু দেব পাল  
Basu Dev Paul  
S/O: Late Dhiren Paul  
P.S - Garha  
43/2, Jhill Road  
Santoshpur  
Kolkata Santoshpur  
West Bengal - 700075  
7044322146  
Generation Date: 19/04/2017  
Download Date: 01/04/2017



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**8035 3737 7879**  
আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India

বাসু দেব পাল  
Basu Dev Paul  
সংক্রান্ত/ DOB: 04/12/1947  
পুসক / MALE



8035 3737 7879

আমার আধার, আমার পরিচয়



সংক্রান্ত

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথরিটিকে দ্বারা দাখল করা হয়
- এটি এক ইলেকট্রনিক প্রক্রিয়াকৃত ডকুমেন্ট

### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আপনার সঠিক যোগাযোগ।
- আধার ভিত্তিতে সরকারি ও বেসরকারী পরিষেবা গ্রহণ করা যাবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
সংক্রান্ত: লেট ধিরেন পাল, 43/2, হিল রোড, গারহা, কলকাতা, পশ্চিমবঙ্গ, ভারত।  
Address:  
S/O: Late Dhiren Paul, 43/2, Jhill Road, P.S - Garha, Santoshpur, Kolkata, West Bengal - 700075

8035 3737 7879



প্রাপ্তি: ভারত সরকার



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## Major Information of the Deed

Deed No :	I-1603-11529/2023	Date of Registration	02/08/2023
Query No / Year	1603-2001949316/2023	Office where deed is registered	
Query Date	31/07/2023 12:15:47 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bishnu Guha Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9609404370, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 66,27,094/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (Article:48(g))	Rs. 10,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Durga Prasanna Paramhansa Road, , Premises No: 34D, , Ward No: 100 Pin Code : 700047







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	3 Katha 1 Chatak	1/-	65,46,094/-	Width of Approach Road: 23 Ft.,
<b>Grand Total :</b>				<b>5.0531Dec</b>	<b>1 /-</b>	<b>65,46,094 /-</b>	

### Structure Details :

Scl No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>300 sq ft</b>	<b>1 /-</b>	<b>81,000 /-</b>	






**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
1	<p><b>Mr Swadesh Ranjan Bhattacharjee</b>                      Son of Late Satya Ranjan Bhattacharjee                      Executed by: Self, Date of Execution: 02/08/2023                      , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office</p>   <p>02/08/2023 LTI 02/08/2023</p> <p>Signature: S. R. Bhattacharjee</p> <p>02/08/2023</p> <p>282, Ganguly Bagan, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bdxxxxxx1p, Aadhaar No: 68xxxxxxxx9691, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023                      , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office</p>
2	<p><b>Mr Tapas Ranjan Bhattacharjee</b>                      Son of Late Satya Ranjan Bhattacharjee                      Executed by: Self, Date of Execution: 02/08/2023                      , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office</p>   <p>02/08/2023 LTI 02/08/2023</p> <p>Signature: Tapas Ranjan Bhattacharjee</p> <p>02/08/2023</p> <p>282, Ganguly Bagan, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: axxxxxxx1d, Aadhaar No: 70xxxxxxxx1555, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023                      , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office</p>
3	<p><b>Mrs Smritikana Sengupta</b>                      Wife of Mr Sankar Sengupta                      Executed by: Self, Date of Execution: 02/08/2023                      , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office</p>   <p>02/08/2023 LTI 02/08/2023</p> <p>Signature: Smritikana Sengupta</p> <p>02/08/2023</p> <p>282, Ganguly Bagan, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: glxxxxxx8j, Aadhaar No: 64xxxxxxxx3333, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023                      , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office</p>




**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>JOYSHANKAR SARKAR</b> 287, Ganguly Bagan, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: bpxxxxxx5g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Joyshankar Sarkar (Presentant)</b> Son of Late Kamal Sarkar Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office	 <small>Aug 2 2023 12:07PM</small>	 <small>LTI 02/08/2023</small>	 <small>02/08/2023</small>
287, Ganguly Bagan, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bpxxxxxx5g, Aadhaar No: 45xxxxxxxx8685 Status : Representative, Representative of : JOYSHANKAR SARKAR (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Basudev Paul</b> Son of Late D C Paul Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>02/08/2023</small>	 <small>02/08/2023</small>	 <small>02/08/2023</small>
Identifier Of Mr Swadesh Ranjan Bhattacharjee, Mr Tapas Ranjan Bhattacharjee, Mrs Smritikana Sengupta, Mr Joyshankar Sarkar			



**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Swadesh Ranjan Bhattacharjee	JOYSHANKAR SARKAR-1.68438 Dec
2	Mr Tapas Ranjan Bhattacharjee	JOYSHANKAR SARKAR-1.68438 Dec
3	Mrs Smritikana Sengupta	JOYSHANKAR SARKAR-1.68438 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr Swadesh Ranjan Bhattacharjee	JOYSHANKAR SARKAR-100.00000000 Sq Ft
2	Mr Tapas Ranjan Bhattacharjee	JOYSHANKAR SARKAR-100.00000000 Sq Ft
3	Mrs Smritikana Sengupta	JOYSHANKAR SARKAR-100.00000000 Sq Ft



On 02-08-2023

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

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

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

Presented for registration at 10:57 hrs on 02-08-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Joyshankar Sarkar ,.

**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 66,27,094/-

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

Execution is admitted on 02/08/2023 by 1. Mr Swadesh Ranjan Bhattacharjee, Son of Late Satya Ranjan Bhattacharjee, 282, Ganguly Bagan, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 2. Mr Tapas Ranjan Bhattacharjee, Son of Late Satya Ranjan Bhattacharjee, 282, Ganguly Bagan, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 3. Mrs Smritikana Sengupta, Wife of Mr Sankar Sengupta, 282, Ganguly Bagan, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife

Indetified by Mr Basudev Paul, , Son of Late D C Paul, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 02-08-2023 by Mr Joyshankar Sarkar, Proprietor, JOYSHANKAR SARKAR (Sole Proprietorship), 287, Ganguly Bagan, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Basudev Paul, , Son of Late D C Paul, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,053.00/- ( B = Rs 10,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 10,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/07/2023 6:26PM with Govt. Ref. No: 192023240150224988 on 31-07-2023, Amount Rs: 10,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 4122547218333 on 31-07-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 10,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 71120, Amount: Rs.50.00/-, Date of Purchase: 05/07/2023, Vendor name: Amal Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/07/2023 6:26PM with Govt. Ref. No: 192023240150224988 on 31-07-2023, Amount Rs: 10,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 4122547218333 on 31-07-2023, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 321854 to 321905

being No 160311529 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.08.04 17:01:48 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/08/04 05:01:48 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)