

413/2023

I - 418/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 688019

Q.No. 2000/01/30/2023  
 10:21 AM  
 14/01

without that the document is admissible in court. The Signature sheet and the endorsement sheet attached with the document are the part of this document.

*(Signature)*

Addl. District Sub-Registrar  
 Bahadur, South 24 Parganas

16 JAN 2023

**DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT**

THIS DEED OF AGREEMENT is made on this 16<sup>th</sup> day of January, Two Thousand Twenty three (2023) BETWEEN SMT. CHINAR BANERJEE PAN: ALHPC6907C & Aadhaar No. 4483 3396 9899, wife of Sri Dhruba Jyoti Banderjee and daughter of Late Amitava Chatterjee, by Nationality -Indian, by faith Hindu, by occupation -Housewife, residing at 7H/1, Ram Road, P.O. Sarsuna, P.S. Thakurpukur now Sarsuna, Kolkata-700061, District: South 24-Parganas, hereinafter

Contd.....P/2.

Chinar Banerjee

9 DEC 2022

13168

No..... ₹ 100/- Date.....

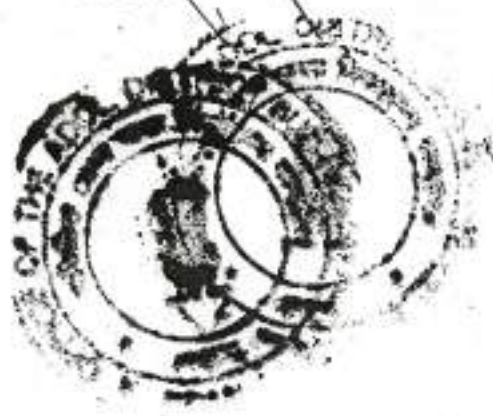
Name: .....

Address: .....

Vendor : .....  
Alipore Collectorate, 24 Pgs (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kot-27

BISWANATH GHOSH  
ADVOCATE  
HIGH COURT, CALCUTTA  
16, KERAM SANKAR ROY ROAD  
2nd FLOOR, R. No. 36, KOLIKATA



8

A.D.S.R' Behala  
16 JAN 2023  
Dist. - South 24 P

Identified by  
Biswanath Ghosh  
Advocate  
High Court Calcutta.

### Major Information of the Deed

Deed No :	I-1607-00418/2023	Date of Registration	16/01/2023
Query No / Year	1607-2000101630/2023	Office where deed is registered	
Query Date	12/01/2023 8:22:02 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Biswanath Ghosh High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. 9830433940, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 16,52,999/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
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: Subodh Kumar Banerjee Road, , Premises No: 30A, , Ward No: 125 Pin Code : 700008



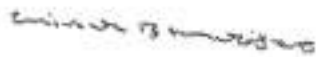
Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu		1/-	16,25,999/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>1 /-</b>	<b>16,25,999 /-</b>	

#### 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.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1/-</b>	<b>27,000 /-</b>	

**Details :**

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Smt Chinar Banerjee</b> <b>(Presentant)</b> Wife of Mr Dhruba Jyoti Banerjee Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office	 <small>16/01/2023</small>	 <small>LTI 16/01/2023</small>	 <small>16/01/2023</small>

7H/1, Ram Road, Kolkata, City:- Not Specified, P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: alxxxxx7c, Aadhaar No: 44xxxxxxxx9899, Status :Individual, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Office

**Developer Details :**

Name,Address,Photo,Finger print and Signature




SI No	Name,Address,Photo,Finger print and Signature
1	<b>Laxmi Enterprise</b> 67, Sahapur Main Road, Kolkata, City:- Not Specified, P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 , PAN No.:: aaxxxxxx6h, Aadhaar No: 40xxxxxxxx9430, Status :Organization, Executed by: Representative

**Representative Details :**


Name,Address,Photo,Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	<b>Smt Jhuma Das</b> Wife of Late Srikanta Das Date of Execution - 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023, Place of Admission of Execution: Office	 <small>Jan 16 2023 10:47AM</small>	 <small>LTI 16/01/2023</small>	 <small>16/01/2023</small>

P-29, Arcadia Extension, Kolkata, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxx3a, Aadhaar No: 40xxxxxxxx9430 Status : Representative, Representative of : Laxmi Enterprise (as Partner)

Name	Photo	Finger Print	Signature
<b>Mr Inderjit Singh Sidhu</b> Son of Mr Kulwant Singh Sindu Date of Execution - 16/01/2023, , Admitted by: Self, Date of Admission: 16/01/2023, Place of Admission of Execution: Office	 <small>Jan 16 2023 10:48AM</small>	 <small>LTI 16/01/2023</small>	 <small>16/01/2023</small>
34/A. S.R.Das Road, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Kalighat, District:-South 24 Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: baxxxxxx9r, Aadhaar No: 77xxxxxxxx5738 Status : Representative, Representative of : Laxmi Enterprise (as Partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Biswanath Ghosh</b> Son of Late H P Ghosh High Court, Calcutta, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District-Kolkata, West Bengal, India, PIN:- 700001	 <small>16/01/2023</small>	 <small>16/01/2023</small>	 <small>16/01/2023</small>

Identifier Of Smt Chinar Banerjee, Smt Jhuma Das, Mr Inderjit Singh Sidhu

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Chinar Banerjee	Laxmi Enterprise-4.96833 Dec

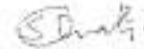
**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Chinar Banerjee	Laxmi Enterprise-100.00000000 Sq Ft

16-01-2023

**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 16,52,999/-



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

On 16-01-2023

**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 10:21 hrs on 16-01-2023, at the Office of the A.D.S.R. BEHALA by Smt Chinar Banerjee, Executant.

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

Execution is admitted on 16/01/2023 by Smt Chinar Banerjee, Wife of Mr Dhruba Jyoti Banerjee, 7H/1, Ram Road, Kolkata, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife

Identified by Mr Biswanath Ghosh, , , Son of Late H P Ghosh, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-01-2023 by Smt Jhuma Das, Partner, Laxmi Enterprise (Partnership Firm), 67, Sahapur Main Road, Kolkata, City:- Not Specified, P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Identified by Mr Biswanath Ghosh, , , Son of Late H P Ghosh, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 16-01-2023 by Mr Inderjit Singh Sidhu, Partner, Laxmi Enterprise (Partnership Firm), 67, Sahapur Main Road, Kolkata, City:- Not Specified, P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Identified by Mr Biswanath Ghosh, , , Son of Late H P Ghosh, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/01/2023 8:43PM with Govt. Ref. No: 192022230253978108 on 14-01-2023, Amount Rs: 21/-, Bank: SBI EPay ( SBIPay), Ref. No. 8736903286530 on 14-01-2023, Head of Account 0030-03-104-001-16

of Stamp Duty

that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100.00  
line = Rs 4,920/-  
Description of Stamp  
Stamp: Type: Impressed, Serial no:13168, Amount: Rs.100.00/-, Date of Purchase: 09/12/2022, Vendor name: S  
DAS  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/01/2023 8:43PM with Govt. Ref. No: 192022230253978108 on 14-01-2023, Amount Rs: 4,920/-, Bank  
SBI EPay (SBlePay), Ref. No. 8736903286530 on 14-01-2023, Head of Account 0030-02-103-003-02

*Sourav*

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

of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1607-2023, Page from 20889 to 20922  
Deed No 160700418 for the year 2023.



*S. Chakraborty*

Digitally signed by SOURAV  
CHAKRABORTY  
Date: 2023.01.16 15:12:55 +05:30  
Reason: Digital Signing of Deed.

(Sourav Chakrobarty) 2023/01/16 03:12:55 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)



called and referred to as the "OWNER" (which term or expression unless excluded by or repugnant to the context shall deem to mean and include her respective heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART

AND

LAXMI ENTERPRISE, PAN: AAIFL8856H a Partnership Firm. having its office at 67, Sahapur Main Road, P.O. Sahapur, P.S. Behala, Kolkata - 700038, District South 24-Parganas, represented by its Partners namely 1) SMT. JHUMA DAS, PAN: AJIPD6343A & Aadhaar No. 4031 1111 9430, wife of Late Srikanta Das, by Nationality Indian, by religion - Hindu, by occupation Business, residing at P-29, Arcadia Extension, Police Station - Behala now Parnasree, P.O. Behala, Kolkata - 700 034, District: South 24-Parganas, and 2) MR. INDERJIT SINGH SIDHU, PAN: BAIPS1939R & Aadhaar No. 7731 3890 5738, son of Kulwant Singh Sidhu, by Nationality Indian, by religion - Hindu, by occupation Business, residing at 34/A, S.R. Das Road, P.O. Kalighat, P.S. Kalighat, Kolkata -700 026, District: South 24-Parganas, hereinafter referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the context to mean and include its heirs, executors, successors-in-office, executors, administrators, legal representatives assigns) of the OTHER PART.

WHEREAS originally one Brojendra Nath Mukherjee was the owner of All that piece or parcel of land admeasuring 14 Gottahs 9 Chittaks more or less lying and situated in Mouza-Paschim Barisha, Pargana-Khaspur, J.I. No. 19, R.S. No. 43, Touzi Nos. 1-6, 8-10, & 12-16, appertaining to C.S. Khatian No. 1998 comprised in C.S. & R.S. Dag Nos. 471 and 472, the then Police Station -Behala now Thakurpukur, the then South Suburban Municipality, now within limits of the Kolkata Municipality Corporation the then in the District 24-Parganas now South 24-Parganas along with other landed properties obtained by way of registered deed of Partition, which was duly registered on 25.08.1944, in the office of the Sadar

*Chinar Banerjee*

Contd..... P3.

Joint Sub-Registrar at Alipore, 24 -Parganas. Recorded in Book No. I, Volume No. 34, Being no. 1857 fro the year 1944.

AND WHEREAS while possession of the aforesaid properties, the said Brojendra Nath Mukherjee sold measuring area of land 5 Cottahs to Sarasi Kumar Mitra out of his 14 Cottahs 9 Chittaks more or less land and remaining 9 Cottahs 9 Chittaks more or less retained along with other landed properties.

AND WHEREAS while possession of the aforesaid danga land measuring 9 Cottahs 9 Chittaks more or less gifted by way of registered deed of gift dated 11.05.1962 in favour of his wife namely Smt. Katyayini Debi, the said deed of Gift was registered in the office of the Joint Sub-Registrar of Alipore at Behala and recorded in Book No. I, Volume No. 36, Pages 58 to 61, Being No. 2001 for the year 1962.

AND WHEREAS after got the said property the said Katyayini Debi, was absolute owner and possessed and also enjoyed the said property and constructed dwelling house on the part of the said land. During the possession the said Katyayini Debi, died intestate on 24.08.2004 leaving behind her one son namely Sri Gopal Chandra Mukherjee and one married daughter namely Durga Chatterjee, they became the joint owners of the aforesaid property as per provision of the Hindu Succession Act, 1956. That the husband of said Katyayini Debi predeceased her on 07.03.2001.

AND WHEREAS all the above named owners have obtained of the said undivided property hereto by way of a Hindu Succession Act, 1956 All That piece and parcel of bagan land admeasuring 9 Cottahs 9 Chittaks more or less together with structure standing thereon along with all easements rights and common facilities of the said land, lying and situated in Mouza-Paschim Barisha, Pargana-Khaspur, J.I. No. 19 now 119, R.S. No. 43, Touzi Nos. 1-6, 8-10, & 12-16, appertaining to C.S. Khatian No. 1998 comprised in C.S. & R.S. Nos. 471 and 472, Police Station - Thakurpukur, within limits of the Kolkata Municipality Corporation in the District of South 24-Parganas, and also mutated their names in assessment book of the Kolkata Municipal Corporation, under Ward No. 125 being Assessee No. 411252400301, known as K.M.C. Premises No. 30, Subodh Kr. Banerjee Road, mailing address 42/1, Amriata Lal Mukherjee Road, Kolkata-700008 and also recorded the said land into their names in the R.O.R. [ ( under L.R. Khatian No.

Chinar Banerjee

Contd....P/4.

10658, in L.R. Dag/Plot No. 471, Area- 0.0700 Acre and L.R. Dag/Plot No. 472, Area: 0.0150 Acre in the name of Gopal Chandra Mukherjee) and under L.R. Khatian No. 10659, in L.R. Dag/Plot No. 471, Area- 0.0700 Acre and L.R. Dag/Plot No. 472, Area: 0.0150 Acre in the name of Durga Chatterjee) after paying taxes regularly thereon and subsequently the said owners have converted the aforesaid land from Danga to Bastu in Dag No. 471, one in Memo no. 17/1091/B L & L R/KOL/Date 11.04.2022 and another in Memo no. 17/1092/ B L & L R/KOL/Date 11.04.2022 472 And also in Dag No. 472, one in Memo no. 17/2255/ B L & L R/KOL/Date 27.06.2022 and another in Memo no. 17/2353/B L & L R/KOL/Date 05.07.2022., issued by the Collector u/s 4C of the WBLR Act, 1955 & Block Land & Land Reforms Officer, Kolkata, South 24-Parganas.

**AND WHEREAS** while possession, the said owners namely Gopal Chandra Mukherjee and Durga Chatterjee jointly executed a registered Deed of Gift dated 13.12.2022 All That piece and parcel of bastu Land measuring 3 (three) Cottahs 8 (eight) Sq.ft. more or less together with structure standing thereon along with all easements rights and common facilities of the said land, lying and situated in Mouza-Paschim Barisha, Pargana-Khaspur, J.I. No. 19 now 119, R.S. No. 43, Touzi Nos. 1-6, 8-10, & 12-16, appertaining to C.S. Khatian No. 1998 comprised in C.S. & R.S. Dag Nos. 471 and 472, corresponding L.R. Dag No. 471 and 472 under Police Station - Thakurpukur, within limits of the Kolkata Municipality Corporation, Ward No. 125, being the Premises No. 30, Subodh Kr. Banerjee Road, Kolkata-700008 in the District of South 24-Parganas in favour of Smt. Chinari Banerjee wife of Sri Dhruba Jyoti Banerjee and daughter of Late Anitava Chatterjee, the said Deed of Gift was registered in the office of the A.D.S.R. at Behala, South 24-Parganas, recorded in Book No. 41, Volume No. 1607-2022, page from 487260 to 487285, being No. 160716672 for the year 2022.

**AND WHEREAS** after got the said land with structure, the said owner has mutated her name in the assessment book of the Kolkata Municipal Corporation, known as numbered 30A, Subodh Kumar Banerjee Road, Kolkata-700008, under Ward No. 125, vide Assessee No. 411252401056 after paying taxes regularly thereon (which is described in the Schedule 'A' hereunder written) being referred to as

Contd... 2/5.

Chinari Banerjee

the "Said property" and the said property is free from all encumbrances, charges, liens, lispendences, attachments, trusts, acquisitions/ requisitions litigations and liabilities etc. whatsoever

AND WHEREAS the said Owner intend to construct a multistoried building on the schedule "A" land but due to paucity of fund the above named Owner approached the Developer herein seeking help and co-operation for the said purpose of construction of a residential building of the said landed property at the cost and expenses of the Developer or out of funds to be procured by the Developer from the intending buyer or others on certain agreed terms and conditions finally approached the developer herein for developing the "A" property on the basis of sharing the constructional areas to construct as per the plan to be sanctioned by the Kolkata Municipal Corporation between the Owner and the Developer.

AND WHEREAS on several discussions, the Developer thereafter took the approach of the said Owner and expressed their decision for commercial orientation in respect of the schedule "A" land by way of constructing thereon Multistoried building at developers' cost and certain portion of the built up area in the form of respective residential unit in the proposed Multistoried building shall be reserved for the developer in lieu of the schedule 'A' land and the said Owner herein as for mutual benefits and being satisfied with the said offer accepted the same as per the following terms and conditions are framed.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :-

ARTICLE - 1  
(Definition)

Unless in these presents it is repugnant to or inconsistent with :-

1.1. OWNER : Shall mean the said SMF. CHINAR BANERJEE, wife of Sri Dhruba Jyoti Banderjee and daughter of Late Amitava Chatterjee, residing at 7H/1, Ram Road, P.O. Sarsuna, P.S. Thakurpukur now Sarsuna, Kolkata-700061, District: South 24-Parganas.

Contd.....P/6.

Chinar Banerjee

1.2 **DEVELOPER** : Shall mean the said **LAXMI ENTERPRISE, PAN: AAIFL8856H** a Partnership Firm. having its office at 67, Sahapur Main Road, , P.O. Sahapur, P.S. Behala, Kolkata – 700038, District South 24-Parganas, represented by its Partners namely 1) **SMT. JHUMA DAS**, wife Late Srikanta Das, residing at P-29, Arcadia Extension, Police Station – Behala now Parnasree, P.O. Behala, Kolkata -700 034, District: South 24-Parganas, and 2) **MR. INDERJIT SINGH SIDHU**, son of Kulwant Sing Sidhu, residing at 34/A, S.R. Das Road, P.O. Kalighat, P.S. Kalighat, Kolkata -700 026, District: South 24-Parganas

1.3 **SAID PREMISES** : shall mean and include the Premises No. 30A, Subodh Kumar Banerjee Road, P.S. Thakurpukur, Kolkata-700008, within limits of the Kolkata Municipal Corporation, Ward No. 125, District: South 24-Parganas

1.4 **OWNER' ALLOCATION** : shall get the flat, car parking space by the Developer to the Owner within the proposed new building according to sanctioned building plan as per following manner :

i) 1 (one) No. of 2 BHK self contained residential Flat, having built-up area 600 (Six hundred) Sq.ft. more or less and one 1(one) no. of Car Parking Space in the Ground floor of the proposed new building together with the undivided proportionate share and interest in the land along with rights to use the common areas & facilities of the said premises being the premises No 30A, Subodh Kumar Banerjee Road, P.S. Thakurpukur, Kolkata-700008, within limits of the Kolkata Municipal Corporation, Ward No. 125, District: South 24-Parganas.

1.5 **SELF CONTAINED FLAT** : Shall mean and include two/three bed rooms and one dining cum drawing room, one kitchen, one/two toilet/s, one verandah (including stairs landing ) measuring constructed as per the sanctioned building plan as determined by the developer to be completed in all respects and in habitable condition in the said premises.

Chinara Banerjee

Contd.....P/7.

1.6 **DEVELOPER'S ALLOCATION** : shall mean and include the remaining construction area/portions (excluding Owner's allocation, more fully described in the schedule 'B' herein under ) i.e. all flats, shop room/s, car parking space/s both open and covered of the proposed new building/premises with undivided proportionate share in the land together with right to use the common areas and facilities of the said premises being the premises No. 30A, Subodh Kr. Banerjee Road, P.S. Thakurpukur, Kolkata-700008, within limits of the Kolkata Municipal Corporation, Ward No. 125, District: South 24-Parganas.

1.7 **COMMON AREAS FACILITIES AND AMENITIES** :

Shall include passages, ways corridors, stair eases, landing lobbies, electrical room, water pump and motor, overhead and under ground water tank, roof, statutory open space in the ground floor as per the sanctioned plan, excluding the areas covered by the self contained flats .

1.8 **BUILDING** : shall mean and include the multistoried storied building to be constructed on the said land in accordance with the sanctioned building plan.

1.9 **BUILDING PLAN** : shall mean such plan which is to be drawn by a competent Architect and sanctioned by the Kolkata Municipal Corporation for construction of the proposed building in the Premises No. 30A, Subodh Kr. Banerjee Road, P.S. Thakurpukur, Kolkata-700008, within limits of the Kolkata Municipal Corporation, Ward No. 125, District: South 24-Parganas.

2.0 **ARCHITECT** : Shall mean such person or persons having requisite qualification and experience required under the relevant laws/rules to Act as Architect who will be appointed by the Developer for desiring and supervision of the building to be constructed in the SCHEDULE "A" property.

Contd. ....Pg.

Subodh Kr. Banerjee

2.1 ADVOCATE

Shall mean MR. BISWANATH GHOSH, ADVOCATE, HIGH COURT, CALCUTTA as an Advocate being appointed by the Developer.

2.2 COMMENCEMENT

Commencement of work of construction with effect from the date of obtaining of sanctioned building plan of the said schedule property.

2.2(a) MARKETING

That the Developer shall arrange for marketing/advertising in respect of sale of Flats, car parking & other space etc within the said new building, in this matter all cost and expenses shall bear by the Owner and the Developers as per their ratio.

ARTICLE - II

(Owner's Obligations)

2.3 With the execution of this Agreement, the Owner shall hand over the all original relevant documents in respect of said property to the Developer for making out the marketable title.

2.4 The Owner have agreed to make over possession of the said land to the Developer after the Developer being satisfied about the title of the land of the Owner, subject to the terms and conditions herein contained.

2.5 Subject to the proceeding clause, the Owner shall grant permission to the Developer to construct erect and complete the proposed building on the said land including Owner' allocation thereto at the entire cost and responsibilities of the Developer strictly according to sanctioned plan as agreed, for which the Owner shall give to the Developer a registered Development Power of Attorney.

2.6 Simultaneously with the execution of these presents, the Owner shall execute a fresh Development Power of Attorney in respect of the construction of the said building in favour of the Developer conferring Power into them and to represent the Owner and to obtain the requisite sanction plan and all necessary permission and sanction from different appropriate authorities including KMC from time to time in connection with the construction of the proposed building and to represent them for all acts and performances relating to the execution of the said work which shall include power to make arrangement for agreement for sale from the developers' allocation with the intending buyer/s who would be bonafide and respectable and

Contd... P/9.

Chinai Banerjee

the Developer shall take consideration money from the said intending buyer/s for which the Owner shall co-operate with the intending buyer/s for showing in original documents if he/she/they shall take house loan for purchasing the flat/s, car parking/shop spaces, if any in the said premises.

2.7 After submitting the building plan before the Municipal Authorities, for obtaining the sanction, all the original documents of the said property will remain in the custody and possession of the Developer till completion of the building for the purpose of sanction plan and thereafter have already handed over all the original deed/s of the said property to the Owner and further all attested copies of the said property will remain in the custody of the Developer for inspection by the intending purchaser/s and the Owner shall not deny and/or refuse and/or trouble in any manner whatsoever. The Developer in due discharge shall grant acknowledgment of receipt and the developer shall deliver certified copy of original deeds to the Owner at developers' cost, and in respect of such original documents so entrusted and return such document at earliest and shall duly indemnify the Owner in the event of any loss or misplacement or otherwise of the aforesaid documents.

### ARTICLE - III

#### **(Owner's Right and Representation)**

- 3.1 The Owner is absolutely seized and possessed of and/or well and sufficiently entitled to the land and structure as specifically mentioned in the Schedule - A hereunder written.
- 3.2 None other than the Owner have any claim right, title and /or demand over and in respect of the said land and /or any portion thereof.
- 3.3 The said land is free from all encumbrances, charges, liens, lispendences, trusts, attachments acquisitions/requisitions, any litigations etc. whatsoever and howsoever.
- 3.4 The said land is not affected by provisions of the Urban Land (Ceiling & Regulations) Act. 1976.
- 3.5 The Owner' allocation would exclusively belong to the Owner which they would be liberty to use, occupy and enjoy and/or to dispose of according to their will and choice and the Developer shall not create any problem in that respect, in any manner whatsoever. Subject to the covenants contained in para 4.5 herein.
- 3.6 The Owner shall duly join in conveyances/agreements relating to sale of Developers' allocation, if required.

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ARTICLE - IV  
(Developers' Obligations, Right & Representation)

4.1 After execution of this agreement the Developer shall cause searches to make out the marketable title of the Owner of their land and after making out the good and marketable title to the said property the Developer shall forthwith intimate such factum to the Owner and shall prepare and/or cause to prepare the building plan by his Architect or Engineer or L.B.S. in accordance with law and shall submit such plan for sanction before the Kolkata Municipal Corporation and in that connection the Owner will sign the proposed building plan, if required, all applications, declarations as required by the Developer for obtaining and/or taking and/or collecting the sanction plan from the KMC. The Developer shall construct the building in accordance with these presents by virtue of registered Development Power of Attorney.

4.2 The proposed building plan will be approved and sanctioned by K.M.C. and if any amendment, modification, fresh plan is required to be made in the said building plan, the same shall be done by the Developer at their own costs and expenses for and on behalf of the Owner and the Developer will pay and bear all fees, including Architect's fees, all Municipal fees, charges and expenses required to be paid or deposited in that respect, and the Owner would not be liable thereof.

4.3 The Developer shall construct and complete the said building as per sanctioned plan and specification and at first the Developer shall hand over the possession of the self contained flats to the Owner as per Owner' allocation complete in all respect within the time frame as agreed upon in these presents and thereafter the Developer shall handover the developer's allocation flat to the purchaser/s and the Owner' shall not be responsible and/or liable for any incident or accident which may occur in the said premises due to its constructional activities and or faulty design and/or any other anomaly or defect or default whatsoever and the Developer shall be liable and shall keep the Owner fully indemnified at all times against any loss or damages which may be caused to the Owner or any one else due to any accident during construction and the Developer hereby gives an undertaking to this effect.

Contd. ... P 11.

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4.4 Nothing in presents shall be construed as a demise or assignment or conveyance in law by the Owner of the said land or any part thereof to the Developer or creating any right, title or interest in respect thereof of the Developer other than an exclusive permission to the Developer to develop the said premises in terms hereof by constructing a building on the said land and to deal with the Developer's allocation in the building in the manner stated for which separate Agreement would be executed.

4.5 The Developer and the Owner, if required shall have the exclusive right to execute, sign sale deeds in favour of the intending Purchaser/s to be procured fund by the Developer and place for registration all such deeds and the Owner shall execute a fresh appropriate development power of attorney in favour of Developer for right of construction of the proposed new building and to sell their allocation i.e. developer's allocation share to any intending buyer/s after taking full consideration price by the Developer.

4.6 The Developer shall be entitled to enter into Agreement with intending buyer/buyers for booking of flat/flats together with proportionate undivided share of land from Developer's allocation only in the proposed building and shall be entitled to receive earnest money to be paid by the intending buyer/buyers/Purchaser/s and both parties shall execute and place for registration the deed/s in favour of intending Purchaser/s.

4.7 The time as mentioned for completion of the project shall always deemed to be treated as the essence of this contract and save any force majeure recorded herein.

#### ARTICLE - V.

##### (Construction and Space Allocation)

5.1 In consideration of the Owner having agreed to grant exclusive right to the Developer to develop the said premises and in addition to the Owner's allocation as herein provided.

5.2 The Developer shall complete construction of said building as described in the Schedule 'B' hereunder written including the portion of Owner's allocation portion complete in all respect and in habitable condition with all facilities and/or amenities attached within 30 months from the date of sanctioned building plan.

5.3 The Developer shall be exclusively entitled to the remaining portion excluding Owner's allocation in the proposed building with the right to execute Agreement for

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Contd... P/12.

Sale and Deed of Sale or otherwise deal with the same and the Owner shall sign in such Agreement for Sale and Deed of Sale without receiving any consideration money as the Owner of the Developers' allocation share together with proportionate share in the land without any interference and/or disturbance provided that the Developer has complied with all the terms and conditions which are to be observed and performed by the Developer under these presents and also the developer shall sign any agreement deed/sale deed as the 'Developer' in respect of the Owner' allocation share without claiming any consideration money or any type of consideration money from the Owner.

5.4 The Owner shall be entitled to sale or transfer and/or otherwise deal with the Owner's allocation in the proposed building, if necessary the Developer shall sign in such transfer deed or deeds or agreement for sale as Developer/Confirming Party without receiving any consideration money.

5.5 In so far as necessary shall be in the name of the Owner for which purpose the Owner hereby undertakes to give to the Developer a Development Power of Attorney in the form and manner reasonably required by the Developer with clear understanding that such dealings shall not in any way fasten or create any financial liability upon the Owner and the Developer shall always keep the Owner fully indemnified in every manner whatsoever. The Developer shall strictly act within the periphery of the Power so conferred by dint of the said Power of Attorney and shall not act in excess of the same.

**ARTICLE - VI**  
**(Building)**

6.1 The Developers shall at their own costs and expenses construct, erect and complete the building on the said land within 30 months from the date of sanction building plan, issued by the Kolkata Municipal Corporation or physical possession of land, whichever is later. The Developer shall construct the said building at their own costs and expenses together with its pump overhead reservoirs, electrifications, and one main permanent electric connection from C.E.S.C. for common use and until getting electric connection is obtained, temporary electric connection shall be provided and other necessary facilities as are required shall be provided in the said building having self-contained apartments thereto by the Developer.

6.2 The Developer shall be authorized in the name of the Owner in so far as is

Contd... P/13.

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necessary to apply for and obtain quotas entitlements and other allocation of for cement steel bricks and other building materials allocable to the Owner for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electric power, drainage, sewerage to the said building and other inputs and facilities required for the construction of the building for which purpose the Owner shall execute in favour of the Developer a registered Development Power of Attorney of other authorities as shall be required by the Developer from time to time. The Developer shall strictly conform to the ambit of the Authority conferred and the Owner would not be held responsible of any financial liability and/or any illegal and wrongful act is committed by the Developer in furtherance of the power conferred. The Developer should act diligently, honestly and with integrity and the Developer shall bear all cost for demolishing the existing structure and also to sell the same to any one and/or others.

6.3 The Developer shall at their/his own costs and expenses and without creating any financial or other liability of the Owner, constructed and complete the said building including the Owner's allocation.

6.4 All costs, charges and expenses including Municipal fees of the entire premises until handing over possession shall be discharged by the Developer and the Owner shall bear no responsibility in this context.

6.5 The Developer shall prepare KMC building plan for construction of building on the said property and to sign on behalf of the Owner in the said KMC building plan or plans and all other papers and documents declaration etc. as would be necessary for obtaining/taking/collecting sanctioned building plan or any revisions plan or fresh plan thereof from the Kolkata Municipal Corporation and to apply for and to collect and receive such Plan/s after sanctioning from the said Municipal Authority.

**ARTICLE - VII**  
**(Common Facilities)**

7.1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the Developers' allocation and Owner's allocation accrued due on and from the date of handing over the said land and structure and/or premises to the Developer, till completion of construction vis-à-vis possession of the respective flats to the Owner and the intending purchaser/s.

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7.2. As soon as the building is completed as per law, the Developer shall give written notice by Regd. post with A/D to the Owner to take possession of the Owner' allocation in the building and after 30 days from the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for their respective shares of flats payment of Municipal and property taxes, rates dues duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Owner' allocation, after such due date. If any amendment agreement/ declaration, specification of area of Owner' allocation and others document shall necessary for execution, in that case by both the parties shall agree to do the same, which document would be notarized only.

7.3. The Developer shall be entitled to put their sign board on the said land stating the name of the Developer, his address and other particulars as may be required; from the date of execution of this Agreement and the Developer shall have right to advertise in leading Newspaper, and in any manner whatsoever in the name of the Firm or self for publicity and sale of flats etc.,

7.4. The Developer shall punctually and regularly pay the rates and taxes for the said premises until possession of the Owner' allocations to the concerned authorities. The Developer shall keep the Owner' indemnified against all claims, actions, demands costs, charges and expense and proceeding whatsoever directly or indirectly instituted against or suffered by or paid by the Owner in the event of default by the Developer in this behalf.

7.5. As and from the date of service of notice/possession letter as aforesaid the Owner shall be responsible to pay and bear all taxes of their allocation share and shall pay of the service charges for the common facilities in the building in respect of the Owner' allocation, and electricity charges of common light as per proportionate share along with other Owner of the said premises. That the charges of maintenance and other outgoings will be paid according the Owner/occupiers enjoyed area.

7.6. The Owner shall not do any act deed or thing whereby the Developer shall be prevented from construction and/or completion of the said building.

#### ARTICLE - VIII

##### (Owner's Further Obligation)

8.1 The Owner hereby agree and covenant with the Developer not to cause any

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interference or hindrance in the construction of the said building on the said plot by the Developer, provided the Developer develops the project in accordance with law, and in terms of these presents.

8.2 The Owner hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developers may be prevented from selling assigning and /or disposing of any of the Developers' allocation provided the Developer acts in terms of the Agreement.

8.3 The Owner hereby agree and covenant with the Developer not to let out grant lease, mortgage and/or charge the said land or any portion thereof for any reason whatsoever, during the continuance of this Agreement.

8.4 The Owner shall sign all necessary papers and documents as may be required for the purpose of construction of Ownership flats and would be necessary for the purpose of construction and for mutation of intending purchasers. The Owner shall be liable to pay proportionate share of all common expenses, after taking possession of their shares and/or allocation. The Owner shall not demand/claim completion certificate from the Developer in respect of the said new building over the said premises in any manner whatsoever.

**ARTICLE - IX**  
**(Miscellaneous)**

9.1 The Owner and the Developer have entered into this Agreement purely on the terms as contained under these presents and nothing contained herein shall be deemed to construe between the Developers and the Owner as a joint venture and/or partnership between the parties hereto in any manner nor shall the parties hereto constitute as an association of persons.

9.2 It is understood that from time to time to facilitate the construction of the building by the Developer various deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specified provisions may not have been mentioned herein, the Owner hereby undertake to do all such lawful acts, deeds matters and things and the Owner also undertake to sign and execute all such lawful acts deeds matters and things if the same do not in way infringe and/or affect the rights of the Owner in respect of the said land and/or the Owner's allocation and/or go against the spirits of the Agreement.

Chinar Banerjee

9.3 Any notice required to be given by the Developer shall be deemed to have served on the Owner if delivered by hand and duly acknowledgement due and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by prepaid registered cost with acknowledgment due to the Developer.

9.4 The Developer and the Owner may mutually frame scheme for the management and/or administration of the said building and/or common portion and facilities thereof and this Agreement shall be revised/amended/modified/declaration etc. at any stage with mutual consent by the both parties.

9.5 The Owner and the Developer hereby agree to abide by all the rules and regulations of such management/society Association/Organization and hereby give their consent to abide by the same.

9.6 The name of the building shall be given by the Developer, but in this matter any proposal coming from the Owner shall be considered by the Developer and further the Developer shall have right to take any third party for financial assistance for the said construction work in respect of the said premises at their own risk and the Owner shall have no objection for the same. In any circumstances this agreement can not cancel by the Owner without the consent of the Developer.

9.7 That no party and/or their legal heirs shall be entitled to terminate this agreement without the consent of the other party in writing. If necessary, the both parties and/or their legal heirs shall agree to revise, modify/amend, rectify agreement and also supplementary agreement for allocation of Owner's flat area, car parking space/s on the non-judicial stamp paper/s in respect of the said property at any stage with mutual consent by the both parties, the said documents/papers etc is not be required for registration, only notarized is acceptable. If any un-natural incidents be happened during the validity period of these presents from any side or sides, in such a matter that the legal heirs or successor/s both the parties shall bound to execute a fresh register development agreement and development power of attorney in the same clauses, terms and conditions, mentioned in these presents.

ARTICLE - X  
OWNER'S INDEMNITY

10.1 The Owner hereby undertake the Developer shall be entitled to the said

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Chinara Banerjee

construction and shall enjoy its allocated space without any interference and/or disturbances by them provided the Developer perform and fulfill all the terms and conditions and obligations herein contained and/or its/their part to be observed and performed.

10.2 The Developer hereby undertake and indemnify that they are bound to pay all rates and taxes to the KMC as also pay the revenue taxes before the competent authority in respect said property till the possession and/or serve notice of owner allocation.

**ARTICLE - XI**  
**DEVELOPERS' INDEMNITY**

11.1 The Developer hereby undertake to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or commission or the developer in or released to the construction of the building

11.2 The Developer hereby undertake to keep the Owner indemnified against all actions, suits, costs proceedings and claims that may arise out of the developer's actions with regard to the developer of the said premises and/or in the manner of construction of the said building and/or any defect therein.

**ARTICLE - XII**

(Force Majeure)

12.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation was prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

12.2 Force majeure shall mean flood, earth quake, riot, war, storm, tempest civil commotion, strike, lock out, lock down, and/or local hazardous and/or any other legal act or acts or commotion beyond the control of the parties hereto.

**ARTICLE - XIII**

Be it noted that by this Development Agreement, and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement/Final Document for transfer of property as per provisions laid down in the said documents as a Developer without getting any Ownership of any part of the property under Schedule. This Development Agreement and the related the Development Power of Attorney shall never be treated as the Agreement/final document for transfer of property between the owner

*Chinaz Bameja*



and the Developer in any way. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

**ARTICLE - XIV**  
**( Dispute or Differences)**

13.1 If any lawful defect or defects or disputes may arise in connection with the said title of property, in this situation the Owner be given reasonable opportunity to rectify the defect, if found any, to the Developer.

13.2 In the event of any dispute or difference arising out of or in connection with the agreement, the parties hereto will have right to seek redressal forum and/or the proper legal forum.

**THE SCHEDULE 'A' ABOVE REFERRED TO**

**ALL THAT** piece and parcel of **bastu land** measuring an area **3 ( three) Cottahs 8 (eight) Sq.ft. more or less** together with 100 Sq.ft. Tin shed structure standing thereon along with all easements rights and common facilities of the said land, lying and situated in Mouza-Paschim Barisha, Pargana-Khaspur, J.I. No. 19 now 119, R.S. No. 43, Touzi Nos. 1-6, 8-10, & 12-16, appertaining to C.S. Khatian No. 1998 corresponding to L.R. Khatian Nos. 10658 and 10659, comprised in C.S. & R.S. Dag Nos. 471 and 472, corresponding to L.R. Dag No. 471 and 472, **Police Station - Thakurpukur**, being the K.M. C. **Premises No. 30A, Subodh Kr Banerjee Road, P.S. Thakurpukur, Kolkata-700008**, within limits of the **Kolkata Municipal Corporation, Ward No. 125**, vide Assessee No. 411252401056, District: South 24-Parganas, West Bengal, annexed plan herewith marked with RED Border, as the part of these presents, which is butted and bounded as follows :-

ON THE NORTH	:	By the vacant land
ON THE SOUTH	:	By the land with Asbestos Shed Structure
ON THE EAST	:	By the vacant land being Premises No. 30, Subodh Kumar Banerjee Road
ON THE WEST	:	12 feet wide K.M.C. Road

**THE SCHEDULE 'B' FOR OWNER' ALLOCATION ABOVE REFERRED TO**

:- shall get the flats, car parking space by the Developer to the Owner within the proposed new multistoried building according to sanctioned building plan as per following manner :-

Contd.....Pg 9.

*Chinar Banerjee*

i) 1 (one) No. of 2 BHK self contained residential Flat, having built-up area 600 (Six hundred) Sq.ft. more or less and 1(one) no. Car Parking Space in the Ground floor of the proposed new building together with the undivided proportionate share and interest in the land along with rights to use the common areas & facilities of the said premises being the premises No 30, Subodh Kr. Banerjee Road, P.S. Thakurpukur, Kolkata-700008, within limits of the Kolkata Municipal Corporation, Ward No. 125, District: South 24-Parganas.

**:- GENERAL SPECIFICATION :-**

**(ANNEXURE)**

**1. R.C.C :-**

Structure with standard materials.

**2. ALL OTHER WALLS :-**

200 mm thick and inner wall must be 75 mm thick 1 number bricks to be used and medium course sand and also good quality cement inside walls and outside walls will be finished of putty.

**3. WINDOWS :-**

Aluminum sliding windows.

**4. DOORS :-**

- I. Main door flush door with tick ply
- ii. Other doors 1.5" flush ply finish

**5. KITCHEN :-**

- I. Flooring marble with colour.
- ii. Tiles 2 ½ height.
- iii. Black stone slab.
- iv. One exhaust fan point.
- v. One 15 amp. Power point.
- vi. One light point.

Contd....P/20.

*Chinar Banerjee*

**6. FLOORING :-**

Marble / tiles Floor Including staircase.

**7. BATH & PRIVY :-**

- i. Flooring marble.
- ii. Tiles 6' height.
- iii. One commode.
- iv. Two pieces tap.
- v. One Piece shower with arm
- vi. One basin Indian type
- vii. One exhaust fan point
- viii. One Light point
- ix. One 15 amp. Geyser point.
- x. All inside water line should be concealed system.

**8. ELECTRICAL :-**

2 light points in bed room, 1 Fan point 2 point 15 amp. Plus point, 1 pc regulator space, drawing. Dining space should be arranged in the same process, all wiring concealed and all electrical materials must be good quality with appropriate wiring

**9. WATER SUPPLY :-**

Kolkata Municipal Corporation water supply will be provided fitted with P.V.C. pipe and electric pump motor will be provided.

**THE SCHEDULE 'C' FOR DEVELOPERS' ALLOCATION ABOVE  
REFERRED TO**

**ALL THAT** the mean and include the remaining construction area portions (excluding Owner's allocation, more fully described in the schedule 'B' herein under ) i.e. all flats, shop room/s, car parking space/s both open and covered of the

Contd. 1/21

Chinai Banerjee

proposed new multistoried building/premises with undivided proportionate share in the land together with right to use the common areas and facilities of the said premises being the premises No. 30A, Subodh Kumar Banerjee Road, P.S. Thakurpukur, Kolkata-700008, within limits of the Kolkata Municipal Corporation, Ward No. 125, District: South 24-Parganas, West Bengal.

IN WITNESS WHEREOF THE Owner and the Developer herein have set and subscribed their respective hands on the day, month and year first above written.

SIGNED SEALED AND  
DELIVERED at Kolkata in  
the presence of:

WITNESSES

1. (Ankur Tyagi Roy  
(7H/1 Ram Road,  
Sarune,  
Kolkata - 61)
2. Sayamder Das  
(P-29 Ananda Ex  
Behala Kol - 34)

*Chinac Banerjee*

SIGNATURE OF OWNER

LAXMI ENTERPRISE

*Jhuma Das*  
Partner

LAXMI ENTERPRISE

*Indrajit Das*  
Partner

SIGNATURE OF DEVELOPER

Drafted and Prepared by

*Biswagath Ghosh*  
WB/670/1998  
Advocate

High Court, Kolkata  
Computer typed by

*S. Ghosh*

(S. GHOSH)  
10, K.S. ROY Rd, 2<sup>nd</sup> floor, Kolkata-700 001

# SPECIMEN FORM FOR TEN FINGER PRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

*Shi var Banarjee*



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

*Pruma Das*



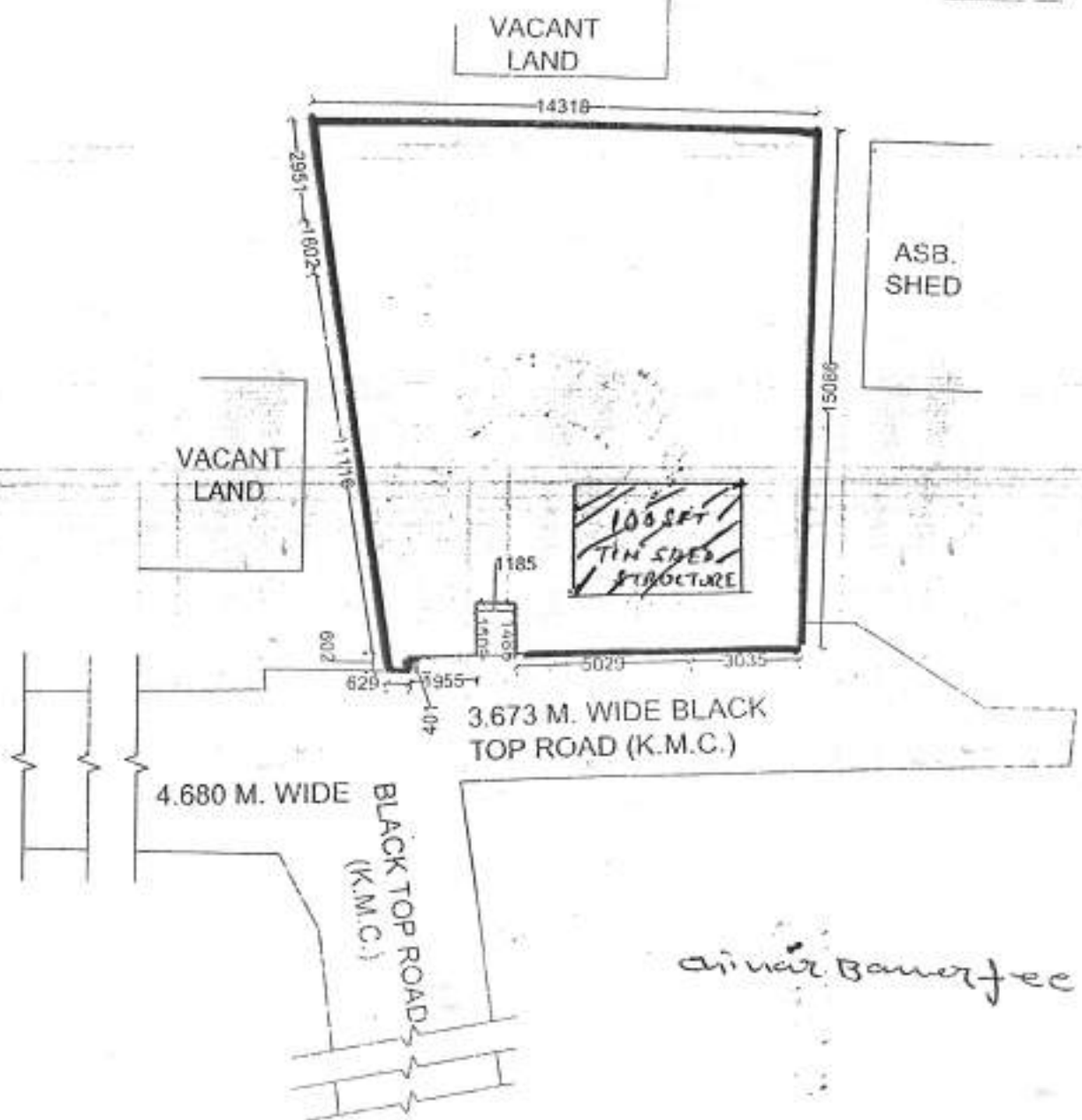
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

*Indrajit Singh*

PLAN FOR CHINAR BANERJEE AT PREMISES NO-30 A, SUBODH KR. BANERJEE ROAD, WARD NO-125, BOROUGH NO. - XVI, P.S. - THAKURPUKUR, P.O. - BARISHA, MOUZA -PASCHIM BARISHA, PARGANA-KHASPUR, J.L. NO.-19(NOW-119), R.S NO-43, TOUZI NO-1,6,8-10 & 12-16, UNDER C.S KHATIAN NO-1998, CORRESPONDING TO L.R. KHATIAN NOS. -10658, 10659, APPERTAINING TO C.S & R.S DAG NOS-471 & 472, WITHIN THE LIMITS OF THE KOLKATA MUNICIPAL CORPORATION (SOUTH SUBURBAN UNIT) UNDER WARD NO-125, BOROUGH-XVI, P.S -THAKURPUKUR, DIST SOUTH 24 PARGANAS, KOLKATA-700008.

ASSESES NO.- 411252401056

AREA OF LAND =03 K.-00 CH.-03 SQ.FT. =201.404 SQ.M.



*Chinar Banerjee*

**LAXMI ENTERPRISE**  
*Pruma Das*  
 Partner

**LAXMI ENTERPRISE**  
*Indrajit Das*  
 Partner

*Ranjit Bhattacharya*  
**Ranjit Bhattacharya**  
 REG. NO. CA/87/10587  
 DRAWN 31

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



192022230253978108

GRN Details

GRN: 192022230253978108 Payment Mode: SBI Epay  
GRN Date: 14/01/2023 20:42:08 Bank/Gateway: SBIPay Payment Gateway  
BRN : 8736903286530 BRN Date: 14/01/2023 20:43:34  
Gateway Ref ID: 202301495383126 Method: State Bank of India New PG DC  
GRIPS Payment ID: 140120232025397809 Payment Init. Date: 14/01/2023 20:42:08  
Payment Status: Successful Payment Ref. No: 2000101630/3/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr BEDISH GHOSH  
Address: 103B, JADU COLONY , KOLKATA-34  
Mobile: 7595975632  
Period From (dd/mm/yyyy): 14/01/2023  
Period To (dd/mm/yyyy): 14/01/2023  
Payment Ref ID: 2000101630/3/2023  
Dept Ref ID/DRN: 2000101630/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000101630/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	4920
2	2000101630/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	4941

IN WORDS: FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.

PAID



সত্যমেব জয়তে

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

Query No / Year	2000101630/2023	Office where deed will be registered
Query Date	12/01/2023 8:22:02 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Biswanath Ghosh High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830433940, Status : Advocate	
Transaction	Additional Transaction	
[D110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 16,52,999/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expiry date of Prescription of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Subodh Kumar Banerjee Road, Premises No: 30A, Ward No: 125, Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 8 Sq Ft	1/-	16,25,999/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :				4.9683Dec	1 /-	16,25,999 /-	

**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.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total : 100 sq ft			1 /-	27,000 /-	



Query No: 2000101630 of 2023, Printed On: Jan 12 2023 8:22PM, Generated from vbreregistration.gov.in



**Board Details :**

Name & address	Status	Execution Admissibility Details :
Smt Chinar Banerjee Wife of Mr Dhruva Jyoti Banerjee, 7H/1, Ram Road, Kolkata, City:- Not Specified, P.O:- Sarsuna, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. abxxxxx7c, Aadhaar No.: 44xxxxxxxx9899, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

Sl No	Name & address	Status	Execution Admissibility Details :
1	Laxmi Enterprise ( Partnership Firm ) ,67, Sahapur Main Road, Kolkata, City:- Not Specified, P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 PAN No. aaxxxxxx6h, Aadhaar No.: 40xxxxxxxx9430, Status : Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	Smt Jhuma Das Wife of Late Srikanta Das P-29, Arcadia Extension, Kolkata, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ajxxxxx3a, Aadhaar No.: 40xxxxxxxx9430	Laxmi Enterprise (as Partner)
2	Mr Inderjit Singh Sidhu Son of Mr Kulwant Singh Sindu 34/A, S.R.Das Road, Kolkata, City:- Not Specified, P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. baxxxxx9r, Aadhaar No.: 77xxxxxxxx5738	Laxmi Enterprise (as Partner)

**Identifier Details :**

Name & address
Mr Biswanath Ghosh Son of Late H P Ghosh High Court, Calcutta, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Smt Chinar Banerjee, Smt Jhuma Das, Mr Inderjit Singh Sidhu

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Chinar Banerjee	Laxmi Enterprise-4.96833 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Chinar Banerjee	Laxmi Enterprise-100 Sq Ft



and Land or Building Details as received from KMC :

No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
	Assessment No. : 411252401056 Premises No. : 30A Ward No. : 125 Street Name : SUBODH KR BANERJEE ROAD	Reference Deed No. : I-1607-16672 Date of Registration. : Dec 15, 2022 Office Where Registered : ADSREBAHALA	Owner Name : SMT CHINAR BANERJEE Owner Address : 7H/1, RAM ROAD , P.O.+P.S.- SARSUNA, KOLKATA Pin No. : 700061	Character of Premises: Vacant Land Total Area of Land: 3 Collar, 8 SqFeet,

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 11-02-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 11-02-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. 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.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. 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.
8. 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.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. 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





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A.D. S. R. Bhandari  
16 JAN 2023  
Dist. South 24 Pa