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पश्चिम बंगाल WEST BENGAL

AP 290793

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheet/s attached with this document are the part of this document.

[Signature]
 Dist. Sub-Registrar-1
 Alipore, South 24 Parganas.

06 JUN 2023

DEVELOPMENT AGREEMENT

THIS INDENTURE is made on this the 6th day of 'June' Two Thousand Twenty Three (2023) A.D.

216/f

Sorav Bhattacharya

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1 JUN 2023

No.....Rs.100/- Date.....

Name :S. B. Construction

Address :147, Bidhan Pally, Kol-84

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



Gopal Dutta
3/06/23 - Mahini Mahon Dutta
Alipore Police Court
Kol-27

06 JUN 2023

BETWEEN (1) **SRI PINAKI BANERJEE**, PAN - ERXPB0640D, Aadhaar No. 374308697314, Mobile No. 9007598198, son of Late Sachindra Nath Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 156, Bidhan Pally, Post Office - Garia, Police Station - formerly Regent Park presently **Bansdront**, Kolkata - 700084, (2) **SMT. MANJU BANERJEE**, PAN - ADTPB4933D, Aadhaar No. 810602863891, Mobile No. 8902077972, wife of Late Dipak Kumar Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Retired, residing at 156, Bidhan Pally, Post Office - Garia, Police Station - formerly Regent Park presently **Bansdront**, Kolkata - 700084, (3) **SMT. REBA MUKHERJEE alias UMA MUKHERJEE**, PAN - BWXPM1001K, Aadhaar No. 889079999240, Mobile No. 9883990511, daughter of Late Sachindra Nath Banerjee, wife of Late Asutoss Mukherjee, by Nationality - Indian, by faith - Hindu, by occupation - Housewife, residing at 4 Natun Pally, Purba Barisha, Post Office - Barisha, Police Station - Haridevpur, Kolkata - 700008, (4) **SRI DEBRAJ BANERJEE**, PAN - AWVPB9064A,

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Aadhaar No. 711599088456, Mobile No. 9830079464, son of Late Himangshu Banerjee & Late Alo Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Service, residing at 156, Bidhan Pally, Post Office - Garia, Police Station - Banskroni, Kolkata - 700084, (5) **SMT. RUMA BANERJEE**, PAN - CXAPB1422Q, Aadhaar No. 947490980854, Mobile No. 9079951080, wife of Late Sanjib Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Housewife, (6) **SRI SAMRAT BANERJEE**, PAN - DTBPB9987C, Aadhaar No. 037074739997, Mobile No. 9001178522, son of Late Sanjib Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Service, both are residing at P.G. Foil's Ltd, Post Office - Pipalia Kalan, Police Station - Pipalia, Rajasthan - 306307, (7) **SMT. SOMTAPA NATH**, PAN - AMNPN3076E, Aadhaar No. 542129701548, Mobile No. 7003041718, wife of Sri Sumit Nath, daughter of Late Sanjib Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Housewife, residing at 24/4, Bidyayatan Sarani, Alambazar, West Bengal, Post Office - Alambazar, Police Station - Baranagar, Kolkata - 700035,

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(8) SRI CHIRADEEP BANERJEE, PAN - AMBPB7680G, Aadhaar No. 610782684493, Mobile No. 8910913070, son of Late Chira Priya Banerjee & Late Rekha Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Service, residing at 175, Madhya Balia, Manashi Apartment, Garia, Post Office - Garia, Police Station - Narendrapur, Kolkata - 700084, (9) SMT. TRINA CHATTOPADHYAY, PAN - BEXPC3696G, Aadhaar No. 729590722207, Mobile No. 8820134368, wife of Gourab Chattapadhaya, daughter of Late Chira Priya Banerjee & Late Rekha Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Housewife, residing at N5/C, Mayukh Apartment, 63/10/1, Dum Dum Road, South Dum Dum, Post Office - Motijhil, Police Station - Gorabazar, Kolkata - 700074, hereinafter shall be called, mentioned and referred to as the "OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include **their** heirs, executors, administrators, successors, legal representatives and/or assigns) of the ONE PART.

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AND

S. B. CONSTRUCTION, a proprietorship firm, having its registered office at 147, Bidhan Pally, Post Office - Garia, Police Station - formerly Regent Park presently **Bansdroni**, Kolkata - 700084, represented by its sole proprietor namely **SRI SOVAN BHATTACHARJEE**, PAN - AHUPB9160H, Aadhaar No. 774518518313, Mobile No. 9831043814, son of Sri Pabitra Bhusan Bhattacharjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 147, Bidhan Pally, Post Office - Garia, Police Station - formerly Regent Park presently **Bansdroni**, Kolkata - 700084, hereinafter called and referred to as the "**DEVELOPER/BUILDER**" (which expression shall unless excluded by or repugnant to the

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context hereto be deemed to include his heirs, executors, administrators, successors-in - office, legal representatives and/or assigns) of the **SECOND PART**.

WHEREAS after the partition of India a large number of residents of former East Pakistan 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 WHEREAS a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes.

AND WHEREAS (1) SMT. ALO BANERJEE (now deceased) wife of Late Himangshu Banerjee, (2) SMT. MANJU BANERJEE (the Owner No. 2 herein), (3) SRI

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SUBIR BANERJEE (now deceased), (4) SRI SANJIB BANERJEE (now deceased), (5) SRI PINAKI BANERJEE (the Owner No. 1 herein), (6) SMT. REBA MUKHERJEE *altas* UMA MUKHERJEE (the Owner No. 3 herein) and (7) SMT. REKHA BANERJEE (now deceased) were such persons who had come to use and occupy a piece of land particularly described in the Schedule hereunder.

AND WHEREAS said (1) SMT. ALO BANERJEE (now deceased), (2) SMT. MANJU BANERJEE (the Owner No. 2 herein), (3) SRI SUBIR BANERJEE (now deceased), (4) SRI SANJIB BANERJEE (now deceased), (5) SRI PINAKI BANERJEE (the Owner No. 1 herein), (6) SMT. REBA MUKHERJEE *altas* UMA MUKHERJEE (the Owner No. 3 herein) and (7) SMT. REKHA BANERJEE (now deceased) being refugees displaced from East Pakistan (now Bangladesh) approached the Government of West Bengal for a plot of land for their rehabilitation.

AND WHEREAS the Government of West Bengal with
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the intent to rehabilitate the refugees from East Pakistan (now Bangladesh) acquired land in **C.S. Dag No. 116 (P)**, Mouza - Kamdahari, J.L. No. 49 under Police Station - formerly Regent Park presently **Bansdroni**, in the District 24 Parganas (South) under the provisions of L.D.P. Act, 1948/ L.A. Act I of 1894 including the plot, acquired by said (1) **SMT. ALO BANERJEE**, (2) **SMT. MANJU BANERJEE** (the **Owner No. 2** herein), (3) **SRI SUBIR BANERJEE**, (4) **SRI SANJIB BANERJEE**, (5) **SRI PINAKI BANERJEE** (the **Owner No. 1** herein), (6) **SMT. REBA MUKHERJEE** *alias* **UMA MUKHERJEE** (the **Owner No. 3** herein) and (7) **SMT. REKHA BANERJEE**.

AND WHEREAS thereafter the Refugee Relief and Rehabilitation Department of Government of West Bengal through the Governor **gifted ALL THAT** piece and parcel of land measuring **5 (five) Cottahs** more or less lying and situated at Mouza - Kamdahari, J.L. No. 49, E.P. No. 156, S. P. No. 104, C.S. Plot No. 116 (P), presently within the limits of the **Kolkata Municipal Corporation**, Borough No.

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*XI under Ward No. 111 under Police Station - formerly Regent Park presently **Bansdroni**, Addl. District Sub-Registry Office Alipore in the District of South 24 Parganas unto and in favour of (1) SMT. ALO BANERJEE (now deceased), (2) **SMT. MANJU BANERJEE** (the Owner No. 2 herein), (3) SRI SUBIR BANERJEE (now deceased), (4) SRI SANJIB BANERJEE (now deceased), (5) **SRI PINAKI BANERJEE** (the Owner No. 1 herein), (6) **SMT. REBA MUKHERJEE** *alias* **UMA MUKHERJEE** (the Owner No. 3 herein) and (7) SMT. REKHA BANERJEE (now deceased) by a registered Deed of Gift, which was registered on 16.11.2009 in the office of Additional District Registrar, Alipore, South 24 Parganas and recorded in Book No. 1, Volume No. I, Being No. 89 for the year 2009.*

AND WHEREAS thus said (1) SMT. ALO BANERJEE (now deceased), (2) **SMT. MANJU BANERJEE** (the Owner No. 2 herein), (3) SRI SUBIR BANERJEE (now deceased), (4) SRI SANJIB BANERJEE (now deceased), (5) **SRI PINAKI**

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BANERJEE (the Owner No. 1 herein), (6) **SMT. REBA MUKHERJEE** *alias* **UMA MUKHERJEE** (the Owner No. 3 herein) and (7) **SMT. REKHA BANERJEE** (now deceased) became the joint owners of the said land measuring 5 (five) **Cottahs** more or less and thereafter they mutated their names in respect of the said property before the Kolkata Municipal Corporation as K.M.C. Premises No. 89, **Bidhan Pally**, vide Assessee No. 311110300893, Kolkata - 700084 and during their enjoyment over the said property free from all sorts of encumbrances, said **SMT. ALO BANERJEE** died intestate leaving behind her only son namely **SRI DEBRAJ BANERJEE** (the Owner No. 4 herein) as her only legal heir and successor to inherit her said property.

AND WHEREAS similarly said Subir Banerjee died intestate as "bachelor" leaving behind his said legal heirs and successors to inherit his undivided share in the said property.

AND WHEREAS during enjoyment over the said

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property, said **SANJIB BANERJEE** died intestate leaving behind his wife namely **SMT. RUMA BANERJEE** (the Owner No. 5 herein), one son namely **SRI SAMRAT BANERJEE** (the Owner No. 6 herein) and one daughter namely **SMT. SOMTAPA NATH** (the Owner No. 7 herein) as his only legal heirs and successors to inherit his undivided share in the said property.

AND WHEREAS similarly during enjoyment over the said property free from all sorts of encumbrances, said **REKHA BANERJEE** died intestate leaving behind her one son namely **SRI CHIRADEEP BANERJEE** (the Owner No. 8 herein) and one daughter namely **SMT. TRINA CHATTOPADHYAY**, (the Owner No. 9 herein) as her only legal heirs and successors to inherit her said property.

AND WHEREAS thus said (1) **SRI PINAKI BANERJEE**, (2) **SMT. MANJU BANERJEE**, (3) **SMT. REBA MUKHERJEE** *allas* **UMA MUKHERJEE**, (4) **SRI DEBRAJ BANERJEE**, (5) **SMT. RUMA BANERJEE**, (6) **SRI SAMRAT**

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BANERJEE, (7) SMT. SOMTAPA NATH, (8) SRI CHIRADEEP BANERJEE and (9) SMT. TRINA CHATTOPADHYAY, became the joint owners of said land measuring **5 (five) Cottahs** more or less together with **300 Sft. R.T. shed structure** standing thereon, lying and situated at Mouza - Kamdahari, J.L. No. 49, E.P. No. 156, S. P. No. 104, C.S. Plot No. 116 (P), presently within the limits of the **Kolkata Municipal Corporation, Borough No. XI** under Ward No. **111**, K.M.C. Premises No. **89, Bidhan Pally**, Assessee No. **311110300893**, Kolkata - 700084 under Police Station - formerly Regent Park presently **Bansdroni**, Addl. District Sub-Registry Office Alipore in the District of South 24 Parganas and since then the Owners/ First Party herein have been jointly possessing and enjoying their said property by paying the relevant rents/taxes to the appropriate authority concerned free from all sorts of encumbrances.

AND WHEREAS the Owners herein intend to raise a **G+3 Storeyed Building** consisting of different self contained

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flats/units etc. upon his said premises through a Builder/ Developer as the "Joint Venture Basis" and coming to know such desire, the Developer/Builder/Second Party herein approached the Owners/First Party for the said purpose and after discussion, both the Parties herein entered into this INDENTURE under the following terms and conditions as mentioned herein below.

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

1. **DEFINITION** : In this agreement, unless the context otherwise requires.
 - a) **OWNERS** - shall mean (1) **SRI PINAKI BANERJEE**, (2) **SMT. MANJU BANERJEE**, (3) **SMT. REBA MUKHERJEE** alias **UMA MUKHERJEE**, (4) **SRI DEBRAJ BANERJEE**, (5) **SMT. RUMA BANERJEE**, (6) **SRI SAMRAT BANERJEE**, (7) **SMT. SOMTAPA NATH**, (8) **SRI CHIRADEEP BANERJEE** and (9) **SMT. TRINA CHATTOPADHYAY**, which include **their** heir/ heirs, executors, administrators, successors, legal representatives and/or permitted assigns.

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- b) **BUILDER/DEVELOPER** - shall mean **S. B. CONSTRUCTION**, a proprietorship firm, having its registered office at 147, Bidhan Pally, Post Office - Garia, Police Station - formerly Regent Park presently **Bansdrani**, Kolkata - 700084, represented by its sole proprietor namely **SRI SOVAN BHATTACHARJEE**, PAN - AHUPB9160H, Aadhaar No. 774518518313, Mobile No. 9831043814, son of Sri Pabitra Bhusan Bhattacharjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 147, Bidhan Pally, Post Office - Garia, Police Station - formerly Regent Park presently **Bansdrani**, Kolkata - 700084, which include **his** heir/heirs, executors, administrators, successors, legal representatives and/or permitted assigns.
- c) **PREMISES/PROPERTY** - shall mean entire land measuring **5 (five) Cottahs** more or less lying and situated at Mouza - Kamdahari, J.L. No. 49, E.P. No. 156, S. P. No. 104, C.S. Plot No. 116 (P), presently within the limits of the **Kolkata Municipal**
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Corporation, Borough No. XI under Ward No. 111, K.M.C. Premises No. 89, Bidhan Pally, Assessee No. 311110300893, Kolkata - 700084 under Police Station - formerly Regent Park presently Bansdroni, Addl. District Sub-Registry Office Alipore in the District of South 24 Parganas morefully described in the Schedule 'A' hereunder written.

- d) **BUILDING** - shall mean building/project/ownership housing Abasan and Housing to be constructed on the aforesaid Premises including all sorts of constructions in accordance with the Building Plan as sanctioned by the **Kolkata Municipal Corporation** and/or appropriate authority as described in Schedule- "B".
- e) **COMMON FACILITIES AND AMENITIES** - shall include corridors, stair-ways, lift passage way, drive-ways, electricity, pump room, roof and overhead and underground water reservoir, water pump and motor and other facilities and proportionate share of land which will be required for the establishment, location,

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enjoyment, provisions, maintenance and/or management of the building or the buildings, which remain exclusive property of the Building and the Owners in proportionate share as stated hereunder.

f) **SALEABLE SPACE** - shall mean the built up space in the **straight 3 (three) Storeyed Building** available for independent use and occupation after making the due provisions for common facilities and the space required thereof save and except the Owners' Allocation.

g) **OWNERS' ALLOCATION** -

The Owners/First Party herein will get the **50% First floor, North-West-East side, 50% Second floor, South-West-East side, and 50% Third floor, North-East-West side** along with **3 (three) nos. of covered car parking spaces** having each an area of **120 Sft. more or less** i.e. total **360 Sft. more or less** on the **Ground floor** of the said proposed Building along with the undivided impartible proportionate share of the said

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land situated at **K.M.C. Premises No. 89, Bidhan Pally,**
Kolkata - 700084 under Police Station - formerly Regent
Park presently **Bansdroni** in the District of South 24
Parganas.

h) BUILDER'S/DEVELOPER'S ALLOCATION -

The Builder/Developer herein will get **50% First floor,**
South-West-East side, 50% Second floor, North-West-
East side, 50% Third floor, South-East-West side
and **remaining car parking spaces** (save and except
the Owners' Allotted car parking spaces) on the **Ground**
floor of the said proposed Building along with the
undivided impartible proportionate share of the said land
situated at **K.M.C. Premises No. 89, Bidhan Pally,**
Kolkata - 700084 under Police Station - formerly Regent
Park presently **Bansdroni** in the District of South 24
Parganas.

- i) ARCHITECT/ENGINEER** - shall mean ARCHITECT/
ENGINEER who will be appointed by the Builder for
designing and planning of the building.

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- j) **TRANSFER** - with its grammatical variations shall include transfer by possession or by any other means adopted for effecting what is understood as a transfer of space in residential multi-storied building to Purchasers thereof although the same may not amount to a transfer in law.
- k) **TRANSFeree** - shall mean a person, firm, limited company Association of person to whom, any space in the Multi Storied Building has been transferred for residence only.
- l) **UNIT OR SPACE FOR OCCUPATION AND SALE** - shall mean the Super Built up space in the **G+3 Storeyed Building** available for occupation by the transferees/ Purchasers.
- m) **SUPER BUILT UP AREA** - shall mean and include for the determination of the payable area for the intending purchaser only. The Owners/ Builder shall take into account the total plinth area of the building, stair-cases,

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corridors, lobbies and other areas which may be suggested by the Architect of the Builder time to time and in the regard of the decision of the intending Architect. However in no case the Super build up area of the building will not be less than 25% of the total covered or plinth area of the building. It is also noted herein that Super Built-up area is not applicable for the Owners' share.

- n) **WORD** - shall mean importing Singular shall include Plural and vice-versa.
- o) **WORDS** - shall mean importing Masculine Gender shall include Feminine and Neuter Genders, like wise Words importing feminine genders include masculine and neuter genders and similar word importing genders shall includes masculine and feminine genders.

2. **TERMS AND CONDITIONS :**

- a) The Owners shall deliver vacant possession of the

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*Schedule-A Land (hereinafter referred to and called as the Land) to the Builder and the Builder shall construct a **Multi Storeyed Building/Ownership Housing Complex** thereon.*

b) The Owners shall have no responsibilities for the proposed Project/Construct except to deliver vacant possession of land and sign on relevant papers and documents relating to the ownership of said land as and when required by the Builder.

b.i) Time is essence of contract/agreement.

*c) The Owners before execution of this Agreement handed over to the Builder photo Copies and original Deed relating to the land and construction of the **Multi Storeyed Building** also show the original documents personally as were necessary and required by the Builder.*

*d) The Builder prepared Plan of the **Multi Storeyed***

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*Building and got it sanctioned and shall construct, erect and complete the Owners allocation in building first of all with common facilities, amenities on the land and building in accordance with the sanctioned plan with good and standard materials as specified in Schedule- "E" at their own costs within **24 (twenty four) months from the date of sanction of Building Plan from the competent authority** unless prevented by natural calamities like National Holiday, flood, earthquake. In the case the natural calamities, another 6 (six) months time period will be extended, even after expiry of the said period, then the Developer/ Builder herein will pay an amount Rs. 10,000/- per month to the Owners/ First Party herein till the handover the Owners' Allocation.*

- e) The Builder shall have the right to display sign board on the land inviting the intending or prospective buyers of flats.*
- f) The Builder only shall have rights to receive sum of money*

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from the intending buyers as advance in respect of the Builder's share and price of any flat of Builder's portion shall be fixed or settled by the Builder only in super session of the monetary clause in the registered Power of Attorney mentioned hereinafter. The Owners of the land will have nothing to do in the matter. The Builder or their men/agents shall not receive any money from the intending purchaser/purchasers of flats in the name or on behalf of the Owners of land.

*f(i). The Builder after completion of construction of the Owners allocation at first of all providing with all the amenities such as water supply, electricity, sewerage, Completion Certificate etc. which are essential for comfortable living and without doing so the Builder shall neither handover possession of the flats to the buyers or intending Purchasers nor execute and register Sale Deed in their favour. The Builder before putting the Owners in possession of his flats must obtain fitness/completion certificate as the case may be from the **Kolkata***

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Municipal Corporation and handover the same to the Owners along with notice of giving delivery of possession.

- h) The Builder shall pay all taxes from construction period to C.C. only in respect of the land and Building standing thereon. From the date of possession, the Owners and the Purchasers of Flats shall pay taxes before the **Kolkata Municipal Corporation** proportionately and all other taxes/ service taxes which will be imposed by the Govt. or any other competent authorities, the entire liabilities will be borne by the land-Owners and the purchasers proportionately.
- i) The Owners of the flats shall not use vacant common space of the **Multi Storeyed Building** for the purpose of dustbin or must not be utilised for any exclusive purpose.
- j) The Owners shall have the right to verify or get verified by their men/agents (authorised Technical Person) if

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construction is carried on as per the **SPECIFICATION** as mentioned hereinafter with good and standard materials. In case it is found that there is deviation in respect of the specification and objection being raised further construction shall not be carried without resolving the dispute failing which the Owners shall be entitled to take action for stopping construction works.

- k) The Builder shall construct the **Multi Storeyed** Building in accordance with Building Sanctioned Plan and terms of the agreement. The Owners if desire in respect of their flats any change, addition, alteration and renovation may get it done on payment of different costs of price of materials required for this purpose, provided such changes not legally bared by the competent authority which may be demand by the Builder. The cost of materials shall be given in cash to the Builder by the Owners either in advance or after completion of such work as settled by the Parties.

- l) In case the Builder at first complete construction of the

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portion of allocation of the Owners and put them in possession at first thereof as per terms and conditions mentioned earlier the Owners shall not prevent the Builder from carrying out construction of their portion of allotment unless noise and pollution become extremely unbearable.

- m) The roof of the construction of the **Multi Storeyed Building** shall remain for common use of the Owners and flat Purchasers.
- n) The Developer/Builder shall execute Deed of Conveyance/Sale Deed in respect of their flats/units and the Owners herein shall also be Vendors Party to the Sale Deed at the time of registration provided the construction of the Multi Storied Building is made legally and terms and conditions of this agreement are complied with. The Owners shall not remain liable to the Purchasers in any matters mentioned in the Sale Deed excepting saleable title of the land of the **Multi Storeyed Building**.

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- o) *The Owners and the Developer/Builder shall have proportionate right, title and interest proportionate to their respective allocation of share in the land as well as all constructions, amenities made and provided in the Premises whereon the Multi Storied Building stands.*
- p) *All Owners of the Multi Storied Building shall enjoy common right of pumping water, sewerage, electricity, passage, stair-case, lift overhead tank and for enjoyment of common services and amenities, they shall form the multi Storied Building's Owners' Association or Body or in any other name for maintenance and cost of maintenance will be borne by the Owners proportionately. This provision shall contain in the Deed of Sale of the Purchasers of the Flats.*
- q) *The layout/construction/materials of the building may be altered if required for cause of betterment and/or statutory obligation with the prior permission of the Owners in writing and the Owners shall bound to do that.*

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- r) *If for any reason whatsoever the Builder cannot carry out execution of this agreement, they may appoint another Builder for the propose of discharge of their obligation with positive and prior written permission of the Owners entering into an Agreement. The Owners will also have the right to change the Builder if they are found with neglecting attitude or causing unnecessary delay for construction of the Multi Storied Building with prior notice.*
- s) *The Owners will execute a **GENERAL POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT** in favour of the Developer/Builder for the purpose of Building construction of the **Multi Storeyed Building** in Schedule land.*
- t) *The dispute between the Owners of the land and the Developer/Builder if arises for any matter shall be resolved amicably by biparietal negotiation and if necessary help of a common well wisher may be availed of before going to the Court of Law.*

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- u) *The Developer/Builder shall obtain no Objection Certificate from CMDA/PWD or other Authorities if required regarding requisition or acquisition at their own costs and the Owners shall co-operative with the Builder in the matters (original papers).*
- v) *The Developer/Builder shall have the right to sell their allocation i.e. Builder' Allocation of the said Building in favour of the any intending purchaser or purchasers and in that case the said intending purchaser or purchasers shall have every liberty to take financial help from any Govt./Non-Govt./Semi-Govt., any nationalised or private bank or any other financial institution. In this regard the Owners herein shall be agreed to co-operate in any manner for getting such financial help by providing the necessary paper (xerox copy) only.*
- w) *The decision of the Builder on Planning, Design, Interior and Exterior Decoration and other things relating to the construction of the Building shall be final subject to*

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suggestion, if not impartible at all of the Owners. So in that case Builder must shown his outer/ external design/ elevation to the Owners for mutual and final.

- x) The Deed of Conveyance to be executed in favour of the Purchasers of the flats shall contain provision of payment of House Tax rigidly so that the Owners are not in any way face problems in any manner as indicated in above clause.*
- y) The Deed of Conveyance shall also contain that the Purchaser of the flats shall not throw, accumulate any dirt, rubbish, waste on the ground floor under any circumstances.*
- za) The Owners shall not be liable for any acts, obligations and misconduct of the Builder towards their intending Purchaser/ Purchasers of the flats. .*
- z2) If any deception is transpired from the side of the Owners or the Builder affecting interest any of the parties such party shall be at liberty to protect his interest in the*

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manner as deems fit and necessary.

- z3) That the Common rights and facilities are enjoyable by the Owners and Developer/ Builder or their Purchasers of the Flats. None will be entitled to sell common rights and facilities.*
- Z4) Main common Electric Meter Connection will be taken from the **W.B.S.E.D.C.L** Ltd. and the total expenses for the said purpose will be borne by the Builder and owner proportionately.*
- Z5) Separate electric meter in the names of the Owners herein will be taken from the said **W.B.S.E.D.C.L** Ltd. and entire expenses will be borne by the Owners herein solely.*
- Z6) That the Developer/ Builder/ Second Party herein will demolish the existing structure of the said premises at their own cost and expenses and they will take all the building materials, the Owners/ First Party herein will not demand the same.*

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- 27) The Owners/First Party herein also undertake to pay all outstanding Khajna and K.M.C. Taxes if any in connection of the above premises.
- 28) That the Developer/Builder herein will provide temporary accommodation for said **SMT. MANJU BANERJEE** (the Owner No. 2 herein) and **SRI DEBRAJ BANERJEE** (the Owner No. 4 herein) and the Developer/Builder will bear the **monthly rent** for said **SMT. MANJU BANERJEE** (the Owner No. 2 herein) and **SRI DEBRAJ BANERJEE** (the Owner No. 4 herein) till the handover the Owners' Allocation.
- 29) That after obtaining the Building Sanctioned Plan, then the Parties herein shall demarcate their portion specifically through a **Separate Supplementary Agreement**.
- 30) That all the Purchasers of flats in developer's allocation only and other units will bear the costs and expenses of the "**Common Meter**" of the said building and each and every purchaser will pay proportionately to the Developer/Builder herein before installation of

Sovani Bhattacharya

"Common Meter" at the said premises, the Developer/
Builder will not bear any amount regarding this matter.

THE SCHEDULE OF LAND 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of **bastu** land measuring **5 (five) Cottahs** more or less together with **300 Sft. R.T. shed structure** standing thereon, lying and situated at Mouza - Kamdahari, J.L. No. 49, E.P. No. 156, S. P. No. 104, C.S. Plot No. 116 (P), presently within the limits of the **Kolkata Municipal Corporation, Borough No. XI** under Ward No. 111, K.M.C. Premises No. 89, **Bidhan Pally**, Assessee No. **311110300893**, Kolkata - 700084 under Police Station - formerly Regent Park presently **Bansdroni**, Addl. District Sub-Registry Office Alipore in the District of South 24 Parganas.

It is butted and bounded as follows :-

On the **North** :- E.P. No. 155.

On the **South** :- E.P. No. 156A.

On the **East** :- Ex-Land.

On the **West** :- 16'-6" ft. wide Colony Road.

Sorau Bhattacharya

THE SCHEDULE 'B' ABOVE REFERRED TO :

ALL THAT the residential a **G+3 Storeyed Building** having different flats/units **along with Lifte facility** together with other construction such as passage, stair-case, lift overhead tank, motor and pumpset, electric wiring, vacant space and any other construction for common use and rights of the occupants of the flats as described in the Sanctioned Plan.

THE SCHEDULE 'C' ABOVE REFERRED TO :

(Allocation of the Owners of the Land)

The **Owners/First Party** herein will get the **50% First floor, North-West-East side, 50% Second floor, South-West-East side, and 50% Third floor, North-East-West side** along with **3 (three) nos. of covered car parking spaces** having each an area of **120 Sft.** more or less i.e. total **360 Sft.** more or less on the **Ground floor** of the said proposed **Building along with Lifte facility** together with the undivided impartible proportionate share of land at the said **K.M.C. Premises No. 89, Bidhan Pally, Kolkata - 700084** under Police Station - formerly Regent Park presently **Bansdroni**, in the District of South 24 Parganas.

Sovan Bhattacharya

The Owners' Allocated each flats shall have 2 bed room, 1 balocny, 1 kitchen/drawing/dining room, 1 toilet.

THE SCHEDULE 'D' ABOVE REFERRED TO :

(The Allocation of the Bullder/Developer herein)

ALL THAT 50% First floor, South-West-East side, 50% Second floor, North-West-East side, 50% Third floor, South-East-West side and remaining car parking spaces (save and except the Owners' Allotted car parking spaces) on the Ground floor of the said Building along with Lifte facility together with undivided impartible proportionate share of the land at the said K.M.C. Premises No. 89, Bidhan Pally, Kolkata - 700084 under Police Station - formerly Regent Park presently Banskroni, in the District of South 24 Parganas.

THE SCHEDULE 'E' ABOVE REFERRED TO :

(Specification of the residential flat)

- # **Structure** : R.C.C. Frame structure.
- # **Brick Work** : Brick with first class bricks cement mortar.
- # **Plaster** : 12 mm thick inside plaster in cement mortar 1:6, 6 mm thick ceiling plaster in cement mortar 1:4 20 mm thick

Sovan Bhattacharya

- : (35) : -

outside plaster in cement mortar 1:5.

- # **Flooring** : *Floor will be Tiles (size 2'-2").*
- # **Windows** : *Alluminum window with covered glass panel, guarder by grill.*
- # **Doors** : *Main door pannel wooden others commercial flush door.*
- # **Paris** : *Super snow white plaster of paris will be given.*
- # **Kitchen** : *One cooking platform of black kadappa stone top one 18" X 15" sink with one C.P. piller cock, wall will be tiles covered.*
- # **Toilet** : *Tiles floor, one European type white ceramic commode including white P.V.C. system, one C.P. shower point, two C.P. bib cock, one white ceramic wash basin with C.P. piller cock.*
- # **Plumbing & Sanitary**
 - : *Septic tank, semi underground water reservoir, overhead reservoir, P.V.C.*

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pipe line will be provided.

- # **Electrification** : Conceal type wiring and I.S.I. mkd. synthetic poly coated copper wire and others accessories.
- # **Living** : 2 light points, 1 fan points, 1 power points 15 Amp and 5 Amp combined.
- # **Dining** : 2 light points, 1 fan points, 1 power points 15 Amp and 5 Amp combined.
- # **Bed Room** : 2 light points, 2 fan point.
- # **Kitchen** : 1 light point, 1 power point 15 Amp, 1 Exhaust fan point.
- # **Toilet** : one 15 Amp point, 1 light point, 1 Exhaust fan point, any matter excluding this specification will be charged extra main meter will be given by the Developers.

External painting with two coat snowcem/durocem or any other of the building will be made at the last phase of the construction of the building.

Sorav Bhattacharya

IN WITNESS WHEREOF the parties hereto do hereby set and subscribed their respective hands and seals to these presents the day, month and year first above written.

SIGNED, SEALED & DELIVERED in the presence of **WITNESSES :-**

1. Malay Mitra
Alipore Police Court,
No- 27

1. Purnaki Banerjee

2. Manju Banerjee

3. Reba Mukherjee @ Urmu Mukherjee

4. Debraj Banerjee

5. Ruma Banerjee

6. Somrat Banerjee

7. Somtapa Naitik

8. Anindya Banerjee

9. Trina Chattopadhyay

**SIGNATURE OF THE LANDOWNERS/
FIRST PARTY HEREIN**

2. Gopal Das
Anupma Palit Cal.
No- 27

S. B. CONSTRUCTION
Sovan Bhattacharya
Proprietor

**SIGNATURE OF THE BUILDER/
SECOND PARTY HEREIN**

Drafted by me :-

Dipankar Chakraborty
WB/1331/02

(Dipankar Chakraborty)
Advocate
Alipore Judges' & Criminal Court,
Kolkata - 700027.

Computer printed at :-
Behala
Kolkata 700034.

By :
(S. S. Sarkar)



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

Name

Signature *Pinaki Banerjee*



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

Name

Signature *Masrur Banerjee*



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

Name

Signature *Reba Mukherjee @ Uma Mukherjee*



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

Name

Signature *Debraj Banerjee*

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

Name

Signature



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

Name

Signature *Ruma Banerjee*



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

Name

Signature *Savitri Banerjee*



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

Name

Signature *Santapa Natti*

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

Name

Signature



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

Name

Signature *Chandrup Banerjee*



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

Name

Signature *Trina Chattopadhyay*



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

Name *SOVAN BHATTACHARJEE*

Signature *Sovan Bhattacharjee*



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



050620232008398047

GRIPS Payment Detail

GRIPS Payment ID:	050620232008398047	Payment Init. Date:	05/06/2023 15:22:57
Total Amount:	9941	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	CKX0883915	BRN Date:	05/06/2023 15:24:37
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: GOPAL DATTA
Mobile: 8582928991

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240083980481	Directorate of Registration & Stamp Revenue	9941
Total			9941

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192023240083980481

GRN Details

GRN:	192023240083980481	Payment Mode:	Online Payment
GRN Date:	05/06/2023 15:22:57	Bank/Gateway:	State Bank of India
BRN :	CKX0883915	BRN Date:	05/06/2023 15:24:37
GRIPS Payment ID:	050620232008398047	Payment Init. Date:	05/06/2023 15:22:57
Payment Status:	Successful	Payment Ref. No:	2001413089/3/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	GOPAL DATTA
Address:	ALIPORE POLICE COURT
Mobile:	8582928991
Contact No:	8017439709
Depositor Status:	Buyer/Claimants
Query No:	2001413089
Applicant's Name:	Mr GOPAL DUTTA
Identification No:	2001413089/3/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No 3
Period From (dd/mm/yyyy):	05/06/2023
Period To (dd/mm/yyyy):	05/06/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001413089/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	2001413089/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				9941

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.



Major Information of the Deed

Deed No :	I-1601-01245/2023	Date of Registration	06/06/2023
Query No / Year	1601-2001413089/2023	Office where deed is registered	
Query Date	01/06/2023 1:00:32 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	GOPAL DUTTA ALIPORE POLICE COURT, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017439709, Status : Deed Writer		
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. 81,80,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



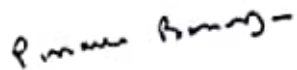


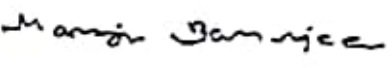


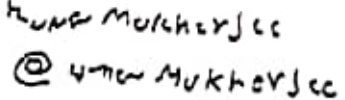
District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhan Pally, , Premises No: 89, , Ward No: 111 Pin Code : 700084



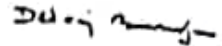


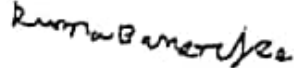


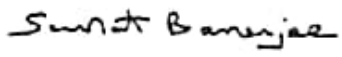


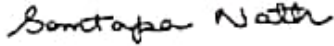
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Kalha	1/-	80,99,999/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
Grand Total :				8.25Dec	1 /-	80,99,999 /-	

Structure Details :



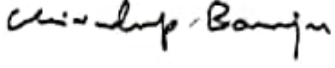
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor :300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure:5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	81,000 /-	

Lord Details :

No	Name, Address, Photo, Finger print and Signature			
1	Name Mr PINAKI BANERJEE Son of Late SACHINDRA NATH BANERJEE Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office			Signature 
	06/06/2023	LTI 06/06/2023	06/06/2023	
156, Bidhan Pally, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ERxxxxxxOD, Aadhaar No: 37xxxxxxxx7314, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office				
2	Name Mrs MANJU BANERJEE Daughter of Late DIPAK KUMAR BANERJEE Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office			Signature 
	06/06/2023	LTI 06/06/2023	06/06/2023	
156, BIDHAN PALLY, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx3D, Aadhaar No: 81xxxxxxxx3891, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office				
3	Name Mrs UMA MUKHERJEE, (Alias: Mrs REBA MUKHERJEE) Daughter of Late ASUTOSS MUKHERJEE Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office			Signature 
	06/06/2023	LTI 06/06/2023	06/06/2023	
4, NATUN PALLY , PURBA BARISHA, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BWxxxxxx1K, Aadhaar No: 88xxxxxxxx9240, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office				

Name	Photo	Finger Print	Signature	
Mr DEBRAJ BANERJEE Son of Late HIMANGSHU BANERJEE Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office				
06/06/2023	LTI	06/06/2023	06/06/2023	
156, BIDHAN PALLY, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AWxxxxxx4A, Aadhaar No: 71xxxxxxxx8456, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office				
5	Mrs RUMA BANARJEE Wife of Late SANJIB KUMAR BANERJEE Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office			
06/06/2023	LTI	06/06/2023	06/06/2023	
PG FOILS LTD, City:- , P.O:- PIPALIA KALAN, P.S:-RAIPUR, District:-Pali, Rajasthan, India, PIN:- 306307 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CXxxxxxx2Q, Aadhaar No: 94xxxxxxxx0854, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office				
6	Mr SAMRAT BANERJEE Son of Late SANJIB BANERJEE Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office			
06/06/2023	LTI	06/06/2023	06/06/2023	
P G FOILS LTD, City:- , P.O:- PIPALIA KALAN, P.S:-RAIPUR, District:-Pali, Rajasthan, India, PIN:- 306307 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DTxxxxxx7C, Aadhaar No: 03xxxxxxxx9997, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office				
7	Mrs SONTAPA NATH Wife of Mr SUMIT NATH Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office			
06/06/2023	LTI	06/06/2023	06/06/2023	

24/4, BIDYAYATAN SARANI , ALAMBAZAR ,, City:- , P.O:- ALAMBAZAR, P.S:-Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700035 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMxxxxxx6E, Aadhaar No: 54xxxxxxxx1548, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office

8	Name	Photo	Finger Print	Signature
	Mr CHIRADEEP BANERJEE Son of Late CHIRA PRIYA BANERJEE Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office			
		06/06/2023	LTI 06/06/2023	06/06/2023

175, MADHYA BALIA , MANASHI APARTMENT , GARIA, City:- , P.O:- GARIA, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx0G, Aadhaar No: 61xxxxxxxx4493, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office



9	Name	Photo	Finger Print	Signature
	Mrs TRINA CHOTTOPADHYAY Daughter of Mr GOURAB CHATTOPADHYAY Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office			
		06/06/2023	LTI 06/06/2023	06/06/2023

N5/C, MAYUKH APARTMENT , 63/10/1, DUM DUM ROAD , SOUTH DUM DUM, City:- , P.O:- MOTIJHIL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BExxxxxx6G, Aadhaar No: 72xxxxxxxx2207, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S B CONSTRUCTION 147, BIDHAN PALLY, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AHxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
	<p>Mr SOVAN BHATTACHARJEE (Presentant) Son of Mr PABITRA BHUSAN BHATTACHARJEE Date of Execution - 06/06/2023, , Admitted by: Self, Date of Admission: 06/06/2023, Place of Admission of Execution: Office</p>   <p>Signature: <i>Sovan Bhattacharjee</i></p> <p>Jun 6 2023 12:31PM LT 06/06/2023 06/06/2023</p>
<p>147, BIDHAN PALLY, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx0H, Aadhaar No: 77xxxxxxxx8313 Status : Representative, Representative of : S B CONSTRUCTION (as PROPRIETOR)</p>	

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr GOPAL DUTTA Son of Late MOHINI MOHAN DUTTA ALIPORE CRIMINAL COURT, City:- , P.O - ALIPORE, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027</p>   <p>Signature: <i>Gopal Dutta</i></p>	06/06/2023	06/06/2023	06/06/2023
<p>Identifier Of Mr PINAKI BANERJEE, Mrs MANJU BANERJEE, Mrs UMA MUKHERJEE, Mr DEBRAJ BANERJEE, Mrs RUMA BANARJEE, Mr SAMRAT BANERJEE, Mrs SOMETAPA NATH, Mr CHIRADEEP BANERJEE, Mrs TRINA CHOTTOPADHYAY, Mr SOVAN BHATTACHARJEE</p>			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PINAKI BANERJEE	S B CONSTRUCTION-0.916667 Dec
2	Mrs MANJU BANERJEE	S B CONSTRUCTION-0.916667 Dec
3	Mrs UMA MUKHERJEE	S B CONSTRUCTION-0.916667 Dec
4	Mr DEBRAJ BANERJEE	S B CONSTRUCTION-0.916667 Dec
5	Mrs RUMA BANARJEE	S B CONSTRUCTION-0.916667 Dec
6	Mr SAMRAT BANERJEE	S B CONSTRUCTION-0.916667 Dec
7	Mrs SOMTAPA NATH	S B CONSTRUCTION-0.916667 Dec
8	Mr CHIRADEEP BANERJEE	S B CONSTRUCTION-0.916667 Dec
9	Mrs TRINA CHOTTOPADHYAY	S B CONSTRUCTION-0.916667 Dec

Transfer of property for S1

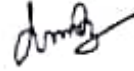
Sl.No	From	To. with area (Name-Area)
1	Mr PINAKI BANERJEE	S B CONSTRUCTION-33.33333300 Sq Ft
2	Mrs MANJU BANERJEE	S B CONSTRUCTION-33.33333300 Sq Ft
3	Mrs UMA MUKHERJEE	S B CONSTRUCTION-33.33333300 Sq Ft
4	Mr DEBRAJ BANERJEE	S B CONSTRUCTION-33.33333300 Sq Ft
5	Mrs RUMA BANARJEE	S B CONSTRUCTION-33.33333300 Sq Ft
6	Mr SAMRAT BANERJEE	S B CONSTRUCTION-33.33333300 Sq Ft
7	Mrs SOMTAPA NATH	S B CONSTRUCTION-33.33333300 Sq Ft
8	Mr CHIRADEEP BANERJEE	S B CONSTRUCTION-33.33333300 Sq Ft
9	Mrs TRINA CHOTTOPADHYAY	S B CONSTRUCTION-33.33333300 Sq Ft



On 01-06-2023

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 81,80,999/-



Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 06-06-2023

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 12.05 hrs on 06-06-2023, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr SOVAN BHATTACHARJEE .

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

Execution is admitted on 06/06/2023 by 1. Mr PINAKI BANERJEE, Son of Late SACHINDRA NATH BANERJEE, 156, Bidhan Pally, P.O: Garia, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Mrs MANJU BANERJEE, Daughter of Late DIPAK KUMAR BANERJEE, 156, BIDHAN PALLY, P.O: GARIA, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 3. Mrs UMA MUKHERJEE, Alias Mrs REBA MUKHERJEE, Daughter of Late ASUTOSS MUKHERJEE, 4. NATUN PALLY, PURBA BARISHA, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 4. Mr DEBRAJ BANERJEE, Son of Late HIMANGSHU BANERJEE, 156, BIDHAN PALLY, P.O: GARIA, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 5. Mrs RUMA BANARJEE, Wife of Late SANJIB KUMAR BANERJEE, PG FOILS LTD, P.O: PIPALIA KALAN, Thana: RAIPUR, , Pali, RAJASTHAN, India, PIN - 306307, by caste Hindu, by Profession House wife, 6. Mr SAMRAT BANERJEE, Son of Late SANJIB BANERJEE, P G FOILS LTD, P.O: PIPALIA KALAN, Thana: RAIPUR, , Pali, RAJASTHAN, India, PIN - 306307, by caste Hindu, by Profession Service, 7. Mrs SOMTAPA NATH, Wife of Mr SUMIT NATH, 24/4, BIDYAYATAN SARANI, ALAMBAZAR, P.O: ALAMBAZAR, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by Profession House wife, 8. Mr CHIRADEEP BANERJEE, Son of Late CHIRA PRIYA BANERJEE, 175, MADHYA BALIA, MANASHI APARTMENT, GARIA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 9. Mrs TRINA CHOTTOPADHYAY, Daughter of Mr GOURAB CHATTOPADHYAY, N5/C, MAYUKH APARTMENT, 63/10/1, DUM DU ROAD, SOUTH DUM DUM, P.O: MOTIJHIL, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession House wife

Indetified by Mr GOPAL DUTTA, , Son of Late MOHINI MOHAN DUTTA, ALIPORE CRIMINAL COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Service

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

Execution is admitted on 06-06-2023 by Mr SOVAN BHATTACHARJEE, PROPRIETOR, S B CONSTRUCTION (Sole Proprietorship), 147, BIDHAN PALLY, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr GOPAL DUTTA, , Son of Late MOHINI MOHAN DUTTA, ALIPORE CRIMINAL COURT, P.O: ALIPORE, Thana: Allpore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Service



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (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 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/06/2023 3:24PM with Govt. Ref. No: 192023240083980481 on 05-06-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX0883915 on 05-06-2023, Head of Account 0030-03-104-001-18

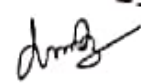
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 01098, Amount: Rs.100.00/-, Date of Purchase: 01/06/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/06/2023 3:24PM with Govt. Ref. No: 192023240083980481 on 05-06-2023, Amount Rs: 9,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX0883915 on 05-06-2023, Head of Account 0030-02-103-003-02



Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2023, Page from 45366 to 45418
being No 160101245 for the year 2023.



Digitally signed by MD TABIS ANSARI
Date: 2023.06.08 11:16:02 +05:30
Reason: Digital Signing of Deed.

(Tabis Ansari) 2023/06/08 11:16:02 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

