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

*[Signature]*  
 District Sub-Registrar-V  
 Alipore, South 24 Parganas

29 MAR 2019

**DEVELOPMENT AGREEMENT**

**THIS AGREEMENT** is made on this 29th day of March Two Thousand Nineteen, **BETWEEN**

6253

- 6 MAR 2019

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

Name.....

Address.....

Vendor.....

Alipur Collectorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27

*S. B. Ghosh*

Advocate  
Alipur Judge's Court  
Kolkata-27

*[Handwritten signature]*



*Pankaj kr Chowdhury*  
*S/o Srovan kr Chowdhury*  
*219/D Pinnic Garden Road*  
*Kol - 7000 39*

*[Handwritten signature]*

District Sub-Registrar-V  
Alipore, South 24 Parganas

29 MAR 2019

**SRI KASHIPATI GANGULY** Alias **PULAK GANGULY** son of late Nirmal Kumar Ganguly having PAN NO-BHZPG9507R & Mobile No-9874062893 by faith Hindu , by Nationality - Indian , residing at 13, Santoshpur East Road, Kolkata-700075, P.O. & P.S-Surveypark, District - South 24 Parganas , hereinafter referred to as the **VENDOR /OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and included his heirs , executors , Legal representatives, administrators and assign / assigns ) of the **ONE PART.**

**AND**

**SRI SRAVAN KUMAR CHOWDHURY**, son of Late Bahadur Chowdhury , having PAN NO-ADRPC4248E & Mobile No-9831712947 by faith Hindu, by Nationality Indian , residing at 219, Picnic Garden Road , Kolkata-700039, P.O -Tiljala, P.S. -Kasba, hereinafter referred to as the **DEVELOPER** ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives , administrators , assign/ assigns ) of the **OTHER PART.**

**WHEREAS** by the Bengali Kobala dated 31.7 .1984 made between Sri Biren Chandra Nag therein described as the vendor and Sri Pulak Ganguly therein described as the purchaser and for the Consideration mentioned therein ,and the said vendor sold transferred and conveyed unto the said purchaser , the land measuring 6 Cottahs more or less comprised in Dag No -142 & 143, under Khatian No - 92 & 93 of Mouza Nayabad , J.L. No -25 , Touzi No-65, R.S. No-3, now within the limits of Kolkata Municipal Corporation, Ward No-109, P.S Purba Jadavpur now Panchasayer, and the said Kobala was registered and recorded in Book No – 1 , Volume No – 87, pages- 74 to 82 , Being No –10032 for the year 1984 of District Registrar at Alipore.

**AND WHEREAS** after such purchase the said Sri Kashipati Ganguly alias Sri Pulak Ganguly duly mutated his name in the records of the Kolkata Municipal Corporation in respect of the said plot of land and it was assessed as premises No-1810, Nayabad, Kolkata-700099, Ward No-109, Assessee No-311090818100.

**AND WHEREAS** the said Sri Kashipati Ganguly alias Sri Pulak Ganguly while thus seized and possessed of the said land as per Sale Deed on physical



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verification after actual measuring of the said property , found that about 2 Cottahs has fall short and actually its stand now 4 Cattas more or less .

**AND WHEREAS** Sri Kashipati Ganguly alias Sri Pulak Ganguly the Vendor herein became the absolute owner of the land measuring 4 Cottahs more or less being premises No-1810, Nayabad , Kolkata- 700099 and comprised in Dag No -143, under Khatian No - 93 of Mouza Nayabad , J.L. No -25 more fully described in the SCHEDULE-'A' hereunder written.

**AND WHEREAS** the Developer is engaged in the business of developing and promoting and sponsoring construction of building having its own financial resources to carry out any development scheme, including construction of building taking up all the responsibilities regarding preparation and sanction of plan for construction and engagement Engineers , Masons and labors and also utilization of resources for building materials and supervision during the course of construction of the proposed building and to procure prospective purchasers of flats, except those meant for the owners by virtue of this agreement and other spaces to be built as per the sanctioned plan.

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

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

- a) That the said premises is free from all encumbrances charges , liens, lispensens ,attachments, trusts, whatsoever or howsoever.
- b) That excepting the said Owner nobody has any right , title , interest claim or demand whatsoever or howsoever upon the said premises.
- c) That there is no notice of acquisition or requisition pending in respect of the said premises.

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

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

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

a) PREMISES : shall mean all that piece and parcel of land measuring 4 Cottahs more or less together with structure standing thereon being K.M.C. premises No- 1810, Nayabad, Kolkata- 700099, and comprised in Dag No - 143, under Khatian No - 93 of Mouza Nayabad, J.L. No -25, Touzi No-65, R.S. No-3, more fully and particularly described in the Schedule - " A " hereunder written .

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

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

d) OWNER : shall mean SRI KASHIPATI GANGULY Alias PULAK GANGULY and his heirs, executors, legal representatives, administrators and assigns.

e) DEVELOPER: shall mean SRI SRAVAN KUMAR CHOWDHURY and his heirs, executors, legal representatives, administrators and assigns.

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

g) OWNERS' ALLOCATION : shall mean 50% of the total constructed area in the said property and attributable to the Owner's

allocation more fully and particularly described in the Schedule - 'B' hereunder written.

h) DEVELOPER'S ALLOCATION : shall mean remaining 50% of the total constructed area in the said property and attributable to the Developer's allocation .

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

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

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

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

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

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

5. The Owner hereby declare that the owner has a marketable title to the said entire premises and to the existing building and structures thereon



without any claim, right, title or interest of any person thereon or therein and the owner has good right, title and absolute authority to enter into this agreement with the Developer and the Owner hereby undertake to indemnify and keep the Developer indemnified against all and Third Party claims action and demands whatsoever.

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

7. The Owner being entitled to 50% of the total constructed area in the said property forming part of the Owner allocation and the owner shall be entitled to enter into agreement for sale and transfer and/or lease in respect of Owner's allocation for which no further consent of the Developer shall be required. It being expressly agreed and understood that if at any time the Owner shall require the consent of the Developer and the Developer shall sign and execute such agreements papers and documents as may be necessary or be required.

7A. After the sanction of the building plan the owner and developer shall execute a supplementary agreement for demarcation of their shares if required.

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

9. Subject to the restrictions contained elsewhere in this agreement and without any manner affecting the same, the developer being entitled to 50% of the total constructed area in the said property forming part of Developer's allocation shall be entitled to enter into agreement for sale and transfer and / or lease in respect of Developer's allocation for which no further consent of the Owner shall be required. It being expressly agreed and understood that if at any time the Developer shall require the consent of the Owner and the Owner shall sign and execute such agreements papers and documents as may be necessary or be required.

9A. The space in the new building shall be enjoyed by the owner in the manner as detailed below:



- a. One shop measuring 100 sqft super built up area and one car parking space measuring 135 sqft in the ground floor.
- b. Entire first floor.
- c. Entire third floor.

9B. The space in the new building shall be enjoyed by the Developer in the manner as detailed below:

- a. Rest constructed area in the ground floor except one shop measuring 100 sqft super built up area and one car parking space measuring 135 sqft in the ground floor.
- b. Entire Second floor.
- c. Entire Fourth loor.

10. The Owner and Developer further agree that subsequently if sanction of further storey allowed on the roof of the property under the first schedule hereof the Developer only shall have the right to construct further storey on the said property and the Owner and Developer shall their respective share in the said constructed storey as mutually latter on .

11. Both the Owner and Developer shall be entitled to sell/ transfer and /or enter into agreement for sale or transfer in respect of their respective allocations and to receive realize and collect all money receivable thereof.

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

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

14 The construction of the building shall be completed within 24 months from the date of sanction of building plan from the Kolkata Municipal Corporation unless prevented by the circumstances as beyond the control of the Developer. In case the developer after having the plan sanctioned as stipulated fails to complete the construction in all manner within the stipulated period as aforesaid, the Owner shall extend a grace period of Six months and even thereafter the developer fails to complete the construction of the building in all manner, the owner shall be entitled to a monthly compensation of Rs. 1,000/- Per month till the completion of the new building.

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

16. The owner shall , at the cost of the Developer , submit the building plan to be drawn and designed by the Architect of the Developer in its names and the Developer shall comply with such sanction .

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

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

19. The present old building to be pulled down by the Developer at its own cost and the demolished building materials will be the property of the developer and the Developer will be at liberty to dispose the same and appropriate the sale proceeds thereof. The Owner shall have no objection or they shall not be able to demand or claim anything for the said demolished building material .Demolition of the old building shall be at

the risk and responsibility of the Developer. Owner shall not in any way be responsible for such demolition.

20. During the continuance of the agreement and until such time the new building is completed the owner shall not prevent the developer in any way or interfere with the quiet and peaceful possession and enjoyment of the said premises nor shall cause any obstruction or interference in the construction and completion of the building in accordance with the plan, except in such instance when the Owner have reason to believe that the Developer is not carrying out its obligation in terms of this agreement.

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

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

23. Save the 50% area allocated to the Owner, the Developer shall have the exclusive right to deal with the remaining 50% constructed area or proportion of the proposed, building, including its right to all common areas and facilities provided in the said building and proportionate undivided share of land and shall have the right to enter into any agreement with prospective purchasers as may be chosen and selected by the Developer, for transfer, sale, grant, lease of the portion of the building for or at such price and at such consideration and in such terms and conditions as may be agreed upon by and between the Developer and intending purchaser.

24. That with the execution of these presents the Owner shall remain liable to execute and register power of attorney in favour of the Developer and/or nominee of the Developer granting due and all requisite authority to the Developer to enter upon the said premises, take measurement and construct the proposed building, pursue the sanction of the plan of the

construction of the building ,represent the owner before all authorities for sanction of the plan, submit application on behalf of the Owner for procuring the building materials and /or otherwise to pursue to fulfill the above objectives

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

26. The Owner shall also authorize the Developer by the proposed Power Of Attorney to do all other acts , deeds and things at the instance of the Developer , whenever necessary, to obtain any other requisite permission of authority or sanction of the Government , Public or any statutory body , as may be required for the construction of the proposed buildings provided that the Developer shall bear all costs and expenses for all such documents, letter, papers , memorandum etc. shall deposit requisite fees wherever necessary and obtain refund of fees and appropriate the same without any way being answerable to the Owner for the same.

27. That the Owner hereby agree to pay and clear all rates and taxes and/or other imposition and statutory dues in respect of the said property up to the date of vacant possession to the Developer and thereafter shall be payable by the Owner and the Developer in the ratio of 50% : 50%

28. That the time period for the construction of the proposed new building shall be subject to , regarding availability of building materials and such other Government or statutory impositions relating to their availability and also subject to "FORCE MAJEURE" condition, like , flood, earthquake, water, storm, tempest , civil commotion, strike, riot or war and other acts of God and when the obligation of the Developer in regard to period of completion of construction shall remain suspended for the duration of the " Force Majeure".

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

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

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

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

33. Notwithstanding anything contained elsewhere in this agreement it is hereby expressly made clear that owner and/or any person or persons claiming under them shall not any reason or in any manner whatsoever interfere with or hinder prohibit inject or stop the Developer and/or its men, agents, servants, nominees and representatives from carrying out the Development of the said property in terms of this agreement, including in the construction and/or selling of the spaces of the said building . It is further hereby made clear that the decision of the developer concerning all matters in respect of the development of the said property shall be final and binding on all the parties and shall not be questioned by any one on any ground whatsoever.

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



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

36. This agreement shall subsist and remain revocable till the work of construction of building at the said property is completed and the Owners' Allocation is made over to the owner by the Developer as aforesaid and the remaining constructed spaces is sold/leased of the Purchaser/Purchasers and/or Lease/Leases by the documents in connection therewith are duly executed and/or registered.

37. The Developer undertakes to construct the building in accordance with the sanctioned plan.

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

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

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

41. The owner or the Developer or any of their transferees shall not demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural



allocation therein without the previous consent of the management/ society/ association.

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

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

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

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

46 A General Power of Attorney is to be given by the owner to the Developer for the sale of undivided share of land in order to get purchaser(s) for the flat , cost of which will be borne by the developer and for pursuing the sanctioning of the building plan .

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

#### SCHEDULE - "A"

ALL THAT piece and parcel of land measuring 4 Cottahs more or less together with tiles shed structure measuring 100 sqft standing thereon being K.M.C. premises <sup>R.S</sup> No-1810, Nayabad, Kolkata- 700099, and comprised in <sup>R.S</sup> Dag No - 143, under <sup>R.S</sup> Khatian No - 93 of Mouza Nayabad , J.L. No -25 , Touzi No-65, R.S. No-3, P.S.Purba Jadavpur now Panchasayer , within the limits of Kolkata Municipal Corporation , Ward No-109 , Dist - 24 - Parganas( south) and is butted and bounded by -

Saranan for chandhury

ON THE NORTH : Other land.  
 ON THE SOUTH : 39 ft wide K.M.C. Road.  
 ON THE EAST : 12 ft wide K.M.C. Road.  
 ON THE WEST : 396, Nayabad Road.

**SCHEDULE - "B"**

(Owners' Allocation)

- a. One shop measuring 100 sqft super built up area and one car parking space measuring 135 sqft in the ground floor.
- b. Entire first floor.
- c. Entire third floor.

**SCHEDULE - 'C'**

(Developer's Allocation)

- a. Rest constructed area in the ground floor except one shop measuring 100 sqft super built up area and one car parking space measuring 135 sqft in the ground floor.
- b. Entire Second floor.
- c. Entire Fourth floor.

**SCHEDULE - 'D'**

(Types of Construction & Specification)

FOUNDATION : The building is designed on R.C.C Footing and frame.

WALLS : All the external walls shall be 200 mm thick brick wall with cement plaster. All internal partition walls shall be 125x75 mm thick brick wall with both side cement plaster.

DOORS : All doors shall be of flush door with door screen as per owner choice . All fittings such as M.S. hinges ,with handle, aluminum tower bolt , Godrej lock, door stopper, vision aperture shall be provided to main door. Each internal door shall have Hazbolt and one chitkini

WINDOW : All the windows shall be Aluminum frame of 4 mm . thick glass panels, and covered with steel grill .

FLOORING : All the flooring shall be white marble floor for rooms, Kitchens, and bathrooms. All the toilets shall have 1.5 m height glazed

tiles on all sides . All kitchen shall have 1 mm high glazed tiles on all sides with a cooking platform (4'-0'') with 'L' shape shelf 7'-0'' on outside & 4'-0'' on another black stone along with a steel sink and paved in granite or green marble to be provided.

#### INTERNAL FINISH

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

**EXTERNAL PAINTING** : All external walls will be painted with 1 cost primer with 2 coats of weather coat.

**SANITARY & PLUMBING** : All the internal horizontal soil waste water pipes shall be of 50 mm and 100mm Dia C.I pipes jointed in cement .All the vertical soil , bend and waste water pipes shall be 50 mm,100 mm,dia C.I polythene pipes joint with mortar and exposed to walls .All the rainwater pipes shall be 100 mm dia in good quality asbestos/polythene. All the water supply pipes shall be within (oriplast & G.I)concealed to walls. All the sanitary and toilet of 1 no. white European Commode with low-down cistern, 1no .colored pedestal basin would be provided at dining cum living room. Shower with and hot water provision bathroom fitting such as top cock, bib cock , pillar cock etc. will be in C.P. Brush.

**ELECTRIFICATION** : All the internal wiring shall be concealed in polythene conduit, all wires , shall be of coppers, all switch boards of M.S. flash with walls with Acrylic cover and all switches of standard brand. bed room shall be provided with 2 nos. of light points plus 1 no. fan point plus 1No. 5 Amp. plug point and 1 no . night lamp point, 1 A C point each, Dining space shall be provided with 2 nos . fan point , 1 nos . 15 Amps and 1 no. 5 Amp plug point. 1 no. calling bell point . Kitchen shall be provided with 1 no. light point 1 no . 15 Amp plug point and 1 no exhaust point , 1 Aqua guard point, 1 Chimney point, 1 micro-oven point verandah shall be provided with 1 no. light point .1 no . 15 amp. Plug point. A.C point, one gazer point in toilet.

**WATER SUPPLY** : Each flat shall be provided with water supply line from synthetic overhead water tank .Over head water tank shall be filled up

by water from underground ( semi) water reservoir for all the flats , stored water will be supplied from Corporation water supply .

GENERAL : All the internal approach roads shall be of cement concrete (Jhama) and on edge of 75 mm. brick point , brick boundary wall up to a height of 5'-0'' with both side plaster . Building shall be provided with separate water line. Each flat shall have separate CESC meter and the cost of the same shall be borne by the purchaser. Any addition or alteration shall be subject to approvals of the Architects and the requisite cost shall be borne by the Purchaser in advance. Maintenance of the flat/flats at proportionate cost will be managed by the flat owner. Extra cost is to be paid in advance to the Developer.

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

( Common Area and Facilities)

- 1) The land measuring 4 Cottahs more or less being K.M.C. premises No-1810, Nayabad , Kolkata- 700099, all easement and equal easement rights and appurtenances belonging hereto .
- 2) Foundation, beams vertical and lateral supports main walls, common walls, boundary walls, main entrance/gate of the said building.
- 3) Main gate of the said premises.
- 4) Installation common services viz. electricity water, pipes and sewerage, rain water pipes.
- 5) Water pump with motor and pump room.
- 6) Reservoir on the roof and underground.
- 7) 24 hours water supply from overhead tank to the respective flats.
- 8) Common staircases, landings, lobbies etc.
- 9) Lighting in the common space , passages, staircase including fixtures and fittings.
- 10) Common Meter Box.
- 11) Open space surrounding the said building.
- 12) Roof of the building.
- 13) Lift.
- 14) All other parts of the said building the necessary for its existences, maintenance and safety for normally in common use of the Owner of the respective flats.

**SCHEDULE - "F"**

(common expenses)

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

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

**WITNESSES**

- 1) Sa. Rahmande,  
Alipore Judge Court  
KOL-22
- 2) Pankaj Lal choudhury  
219 WB P. Cr. Road  
KOL - 700039

Kashipati Gayal Alias  
Pulak Gayal

**SIGNATURE OF THE OWNER**

Sovanor Sr choudhury

**SIGNATURE OF THE DEVELOPER**

Drafted by me :-

Subhendu Bikas Ghosh  
Advocate WB/689/83  
Alipore Judge Court  
Kolkata - 700027.

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
Right Hand						

Signature .....

Name .....



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Signature

Name

*Kashipal Ganyul Alias*  
*Pulak Ganyul*



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Signature

Name

*Sarwan Prasad*

PHOTO		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
Right Hand						

Signature .....

Name .....



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201819-038227983-1 Payment Mode Online Payment  
GRN Date: 27/03/2019 23:58:10 Bank : State Bank of India  
BRN : IK00ZLQLO4 BRN Date: 27/03/2019 23:59:06

DEPOSITOR'S DETAILS

Id No. : 16301000079664/5/2019

[Query No./Query Year]

Name : Sravan kumar chowdhury  
Contact No. : Mobile No. : +91 9831712947  
E-mail :  
Address : 219 picnic garden road  
Applicant Name : Mr Sk Rahaman Ali  
Office Name :  
Office Address :  
Status of Depositor : Attorney of Claimant  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16301000079664/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	16301000079664/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	53
<b>Total</b>				<b>9973</b>

In Words : Rupees Nine Thousand Nine Hundred Seventy Three only

  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

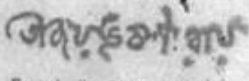
**IDENTITY CARD**      WB / 18 / 109 / 306236  
 পরিচয় পত্র




Elector's Name নির্বাচকের নাম	Ganguly Pulak গাঙ্গুলী পুলক
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Nirmal নির্মল
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	45 ৪৫

Address  
KalikumarMajumdarRoad(Part), Ward103,  
Kasba, South 24Parganas

ঠিকানা  
কালিকুমার মজুমদার রোড(অংশ), ওয়ার্ড ১০৩,  
কসবা, দক্ষিণ ২৪ পরগণা

  
 Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচক-নিবন্ধন অধিকারিক

For 108 -JADAVPUR      Assembly Constituency  
১০৮ -যাদবপুর      বিধানসভা নির্বাচন ক্ষেত্র

Place	Alipore
স্থান	আলিপুর
Date	06.06.95
তারিখ	০৬.০৬.৯৫

Kashpid . Gangul . Alias  
Pulak Gangul .

आयकर विभाग

INCOME TAX DEPARTMENT

KASHIPATI GANGULY



भारत सरकार

GOVT. OF INDIA

NIRMAL KUMAR GANGULY

01/01/1950

Permanent Account Number

BHZPG9507R

*Kashipati Ganguly*

Signature



05032013

*Kashipati Ganguly. Alia  
Pulak Ganguly*

आयकर विभाग

INCOME TAX DEPARTMENT

SRAVAN KUMAR CHOWDHURY

BAHADUR CHOWDHURY

03/01/1967

Permanent Account Number

ADRPC4248E

*S. Prasad*

Signature




भारत सरकार

GOVT. OF INDIA





06082016

*Sravan K. Chowdhury*

  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**

WB/23/146/180381





নির্বাচকের নাম : শবন কুমার চৌধুরী  
 Elector's Name : Sravan Kumar Chowdhury  
 পিতার নাম : বাহাদুর চৌধুরী  
 Father's Name : Bahadur Chowdhury  
 লিঙ্গ/Sex : পুং/ M  
 জন্ম তারিখ : 17/01/1967  
 Date of Birth : 17/01/1967

WB/23/146/180381

ঠিকানা:  
 219, পিকনিক গার্ডেন রোড, কোলকাতা সিটি ম্যুনিসিপাল কর্পোরেশন, কাসবা, কোলকাতা- 700039

**Address:**  
 219, PICNIC GARDEN ROAD, KOLKATA  
 MUNICIPAL CORPORATION, KASBA,  
 KOLKATA- 700039



Date: 27/11/2015

149-কাসবা নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন অধিকারিকের  
 স্বাক্ষরের অনুকৃতি  
**Facsimile Signature of the Electoral  
 Registration Officer for  
 149-Kasba Constituency**

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্ট নাম তেমন বা একই  
 নম্বরে নতুন সচিব পরিচয়পত্র প্রদানের জন্য লিখিত করে এই  
 পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
 In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

07/3/2014

*Sravan Kc Chowdhury*



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम/ Enrolment No.: 0000/00205/35984

To  
पंकज कुमार चौधरी  
Pankaj Kumar Chowdhury  
C/O, Sravan Kumar Chowdhury  
219/d  
Picnic Garden Road  
Tijjala  
Near-rashbari Kathgola  
Tijjala  
South 24 Parganas West Bengal - 700039  
9831712947

Download Date: 13/01/2018

Generation Date: 18/05/2015

Signature Not Verified  
Digitally signed by Pankaj Kumar Chowdhury  
Unique Identification Authority of India  
Date: 2018.01.13 10:20:21  
+05'30'



आपका आधार क्रमांक / Your Aadhaar No. :

8634 6371 1498

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



पंकज कुमार चौधरी  
Pankaj Kumar Chowdhury  
जन्म तिथि/DOB: 12/07/1988  
पुरुष/ MALE

8634 6371 1498

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
C/O, Sravan Kumar Chowdhury,  
219/d, Picnic Garden Road, Tijjala,  
Near-rashbari Kathgola, Tijjala,  
South 24 Parganas,  
West Bengal - 700039

पता:  
C/O सरवन कुमार चौधरी, 219/डी,  
पिकनिक गार्डन मार्ग, तिलजला, नज़दीक -  
रश्बारी (कपठगोला), तिलजला, साउथ 24  
परगानास,  
वेस्ट बंगाल - 700039

8634 6371 1498

Pankaj Kumar Chowdhury



## Major Information of the Deed

Deed No :	I-1630-00797/2019	Date of Registration	29/03/2019
Query No / Year	1630-1000079664/2019	Office where deed is registered	
Query Date	27/03/2019 12:37:10 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sk Rahaman Ali Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903731169, Status :Others		
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. 84,29,998/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,020/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b), H)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, Premises No: 1810, , Ward No: 109 Pin Code : 700099



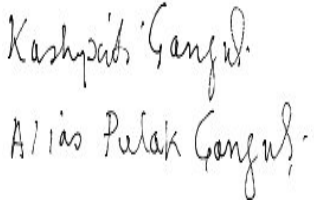
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha	1/-	83,99,998/-	Width of Approach Road: 39 Ft.,
<b>Grand Total :</b>				<b>6.6Dec</b>	<b>1 /-</b>	<b>83,99,998 /-</b>	

### 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/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1 /-</b>	<b>30,000 /-</b>	

Major Information of the Deed :- I-1630-00797/2019-29/03/2019



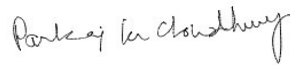
**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Kashipati Ganguly,</b> <b>(Alias: Mr Pulak Ganguly)</b> Son of Late Nirmal Kumar Ganguly Executed by: Self, Date of Execution: 29/03/2019 , Admitted by: Self, Date of Admission: 29/03/2019 ,Place : Office	 29/03/2019	 LTI 29/03/2019	 29/03/2019
13, Santoshpur East Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BHZPG9507R, Status :Individual, Executed by: Self, Date of Execution: 29/03/2019 , Admitted by: Self, Date of Admission: 29/03/2019 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Sravan Kumar Chowdhury (Presentant )</b> Son of Late Bahadur Chowdhury Executed by: Self, Date of Execution: 29/03/2019 , Admitted by: Self, Date of Admission: 29/03/2019 ,Place : Office	 29/03/2019	 LTI 29/03/2019	 29/03/2019
Son of Late Bahadur Chowdhury Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADRPC4248E, Status :Individual, Executed by: Self, Date of Execution: 29/03/2019 , Admitted by: Self, Date of Admission: 29/03/2019 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Pankaj Chowdhury</b> Son of Mr Sravan Kumar Chowdhury 219, Picnic Garden Road, P.O:- Tiljala, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039	 29/03/2019	 29/03/2019	 29/03/2019

Identifier Of Mr Kashipati Ganguly, Mr Sravan Kumar Chowdhury

Major Information of the Deed :- I-1630-00797/2019-29/03/2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Kashipati Ganguly	Mr Sravan Kumar Chowdhury-6.6 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Kashipati Ganguly	Mr Sravan Kumar Chowdhury-100.00000000 Sq Ft

**Endorsement For Deed Number : I - 163000797 / 2019**

**On 27-03-2019**

**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 84,29,998/-



**Krishnendu Talukdar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 29-03-2019**

**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 12:40 hrs on 29-03-2019, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Sravan Kumar Chowdhury ,Claimant.

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

Execution is admitted on 29/03/2019 by 1. Mr Kashipati Ganguly, Alias Mr Pulak Ganguly, Son of Late Nirmal Kumar Ganguly, 13, Santoshpur East Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Others, 2. Mr Sravan Kumar Chowdhury, Son of Late Bahadur Chowdhury, 219, Picnic Garden Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business

Indetified by Mr Pankaj Chowdhury, , , Son of Mr Sravan Kumar Chowdhury, 219, Picnic Garden Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/03/2019 11:59PM with Govt. Ref. No: 192018190382279831 on 27-03-2019, Amount Rs: 53/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00ZLQLO4 on 27-03-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1630-00797/2019-29/03/2019

## 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/-, by online = Rs 9,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6253, Amount: Rs.100/-, Date of Purchase: 06/03/2019, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/03/2019 11:59PM with Govt. Ref. No: 192018190382279831 on 27-03-2019, Amount Rs: 9,920/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00ZLQLO4 on 27-03-2019, Head of Account 0030-02-103-003-02



**Krishnendu Talukdar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1630-00797/2019-29/03/2019

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1630-2019, Page from 31381 to 31411**

**being No 163000797 for the year 2019.**



Digitally signed by KRISHNENDU  
TALUKDAR  
Date: 2019.04.01 13:35:11 +05:30  
Reason: Digital Signing of Deed.

**(Krishnendu Talukdar) 01-04-2019 13:34:16**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS**  
**West Bengal.**

**(This document is digitally signed.)**