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1-03068/16

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

V 797454

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

Add. District Sub-Registrar  
Buhala, South 24 Parganas

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on this the  
6<sup>th</sup> day of April, 2016 (Two Thousand Sixteen)

**BETWEEN**

Serial No. 149 Date

02 APR 2016

Name  
Address

ASIM MUKHOPADHYAY  
Advocate Alipore Judges' Court  
Kolkata-700 027

Value Rs. 100/- P.  
BIDYUT KR. SAHA  
Licence Stamp Vendor  
Alipore Judges' Court, 24 Pgs (S)


Licence Stamp

Vendor Signature


Sudipta Pathak

 V.E.T.1  
5343

Sudipta Pathak

 V.E.T.1  
5344

Purima Bhattacharyya

 V.E.T.1  
5345

Ripra Bhau Pathak

 V.E.T.1  
5346

স্বাক্ষর



A.D.S.R. Behala  
6 APR 2016  
Dist. South 24 Pgs.

## Seller, Buyer and Property Details

### A. Land Lord & Developer Details

Presentant Details	
SL No	Name and Address of Presentant
1	Smt Sudipata Pathak 31/N/1 Siddhinath Chatterjee Road, P.O - Behala, P.S - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700034

Land Lord Details	
SL No	Name, Address, Photo, Finger print and Signature
1	Smt Purnima Bhattacharya Wife of Mr. Sunil Kumar Bhattacharya 11 Bhupen Roy Road, P.O - Behala, P.S - Behala, District -South 24-Parganas, West Bengal, India PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ACWPB2821J, Status: Individual, Date of Execution: 06/04/2016, Date of Admission: 06/04/2016, Place of Admission of Execution: Pvt Residence



Developer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	M/S SANYAL CONSRTUCTION PVT LTD 31/N/1 Siddhinath Chatterjee Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 PAN No. AANCS0200J., Status : Organization, Represented by representative as given below -
1(1)	Mr Bipra Bhanu Pathak 31/N/1 Siddhinath Chatterjee Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHOPP4572F., Status : Representative; Date of Execution : 06/04/2016; Date of Admission : 06/04/2016; Place of Admission of Execution : Pvt. Residence
(2)	Smt Sudipata Pathak 31/N/1 Siddhinath Chatterjee Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKLPS4268N., Status : Representative; Date of Execution : 06/04/2016; Date of Admission : 06/04/2016; Place of Admission of Execution : Pvt. Residence
(3)	Mr Shilab Sanyal 31/N/1 Siddhinath Chatterjee Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. APSPS1089L., Status : Representative; Date of Execution : 06/04/2016; Date of Admission : 06/04/2016; Place of Admission of Execution : Pvt. Residence

#### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Miss Deblina Saha Daughter of Mr P K Saha 18, Judges Court Road, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India.	Smt Purnima Bhattacharya, Mr Bipra Bhanu Pathak, Smt Sudipata Pathak, Mr Shilab Sanyal	

#### C. Transacted Property Details



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bhupen Roy Road, Road Zone : (D H Road – J.L.Sarani) , , Premises No. 13, Ward No: 120	(D H Road – J.L.Sarani)	2 Katha 1 Chatak 20 Sq Ft	24,50,000/-	35,74,376/-	Proposed Use: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F1	Floor No: 1	692.5 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete
F2	Floor No: 2	692.5 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	1385 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Asim Mukherjee
Address	18, Judges Court Road, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate





Office of the A.D.S.R. BEHALA, District: South 24-Parganas

Endorsement For Deed Number : I - 160703068 / 2016

Query No/Year	16070000413599/2016	Serial no/Year	1607003221 / 2016
Deed No/Year	I - 160703068 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Smt Sudipata Pathak	Presented At	Private Residence
Date of Execution	06-04-2016	Date of Presentation	06-04-2016

Remarks

On 31/03/2016

Certificate of Market Value(WB PUV rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 45,74,376/-

(Biswanup Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BEHALA

South 24-Parganas, West Bengal

On 06/04/2016

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

Presented for registration at 17.35 hrs on : 06/04/2016, at the Private residence by Smt. Sudipata Pathak .

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

Execution is admitted on 06/04/2016 by

Smt Purnima Bhattacharya, Wife of Mr Sunil Kumar Bhattacharya, 11 Bhupen Roy Road, P.O: Behala, Thana: Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700034, By caste Hindu, By Profession House wife  
Indefied by Miss Deblina Saha, Daughter of Mr P K Saha, 18, Judges Court Road, P.O: Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 06/04/2016 by

Mr Bipra Bhanu Pathak DIRECTOR, M/S SANYAL CONSTRUCTION PVT LTD, 31/N/1 Siddhinath Chatterjee Road, P.O - Behala, P.S - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700034 Mr Bipra Bhanu Pathak, Son of Mr Dhrubasis Pathak, 31/N/1 Siddhinath Chatterjee Road, P.O: Behala, Thana: Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700034, By caste Hindu, By profession Business  
Indefied by Miss Deblina Saha, Daughter of Mr P K Saha, 18, Judges Court Road, P.O: Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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



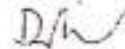
Execution is admitted on 06/04/2016 by

Smt Sudipata Pathak DIRECTOR, M/S SANYAL CONSTRUCTION PVT LTD, 31/N/1 Siddhinath Chatterjee Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Smt Sudipata Pathak, Wife of Mr Biprabhanu Pathak, 31/N/1 Siddhinath Chatterjee Road, P.O: Behala, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, By caste Hindu, By profession Business Identified by Miss Deblina Saha, Daughter of Mr P K Saha, 18, Judges Court Road, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 06/04/2016 by

Mr Shilab Sanyal DIRECTOR, M/S SANYAL CONSTRUCTION PVT LTD, 31/N/1 Siddhinath Chatterjee Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Mr Shilab Sanyal, Daughter of Late Surojit Kr Sanyal, 31/N/1 Siddhinath Chatterjee Road, P.O: Behala, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, By caste Hindu, By profession Business Identified by Miss Deblina Saha, Daughter of Mr P K Saha, 18, Judges Court Road, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate



(Biswarup Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BEHALA

South 24-Parganas, West Bengal

**On 08/04/2016**

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 13,217/- ( B = Rs 13,189/- ,E = Rs 28/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 13,217/-

**Description of Draft**

1. Rs 13,217/- is paid, by the Draft (other) No: 184014000429, Date: 05/04/2016, Bank: STATE BANK OF INDIA (SBI), BEHALA.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Draft Rs 6,971/-, by Stamp Rs 100/-

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 797454, Purchased on 02/04/2016, Vendor named Bidyut Kr Saha.



Description of Draft

1 Rs 6,971/- is paid, by the Draft(other) No: 184013000429, Date: 05/04/2016, Bank: STATE BANK OF INDIA (SBI), BEHALA.



(Biswarup Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BEHALA

South 24 Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2016, Page from 97947 to 98007

being No 160703068 for the year 2016.



*Handwritten signature*

Digitally signed by BISWARUP  
GOSWAMI  
Date: 2016.04.11 17:45:58 +05:30  
Reason: Digital Signing of Deed.

(Biswarup Goswami) 4/11/2016 5:45:57 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)

**SMT. PURNIMA BHATTACHARYA**, (PAN- ACWPB2821J), wife of Sunil Kumar Bhattacharya, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at 11, Bhupan Roy Road, Post Office- Behala, Police Station- Behala, Kolkata- 700034, hereinafter called and referred to as the "**OWNER/LANDLORD**" (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include her legal heirs, successors, executors, administrators, legal representatives, nominees and/or assigns) of the **ONE PART**;

**A N D**

**M/S. SANYAL CONSTRUCTION PVT. LTD.**, (PAN- AANCS9200J), a Private Limited company having its registered office at 31/N/1, Siddhinath Chatterjee Road, Police Station- Behala, Kolkata- 700034, represented by its Directors (1) **MR. BIPRA BHANU PATHAK**, (PAN- AHOPP 4572F), son of Dhrubasis Pathak, (2) **SMT. SUDIPTA PATHAK (SANYAL)**, (PAN- AKLPS4368N), wife of Mr. Bipra Bhanu Pathak, and (3) **MR. SHILAB SANYAL**, (PAN- APSPS 1089L), son of Late Surojit Kumar Sanyal, hereinafter called and referred to as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed



Identified by me,  
Sobhina Saha, Adu.  
Alipur Judges Court,  
Koi - 27



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to mean and include its legal heirs, successors-in-office, executors-in-office, administrators, legal representatives, nominees and/or assigns) of the **OTHER PART**;

**WHEREAS** a Plot of land measuring an area 2 (two) Cottahs 4 (four) Chittaks more or less, equivalent to 0.4 Decimals, situated at Mouza-Behala, Pargana- Balia, District Collectoratei Touz No. 346, R.S. No. 83, J.L. No. 2, appertaining to R.S. Khatian No. 705, R.S. Dag No. 7232/7450, R.S. Dag No. 9976 and 9975 within the Kolkata Municipal Corporation formerly South Suburban Municipality, Behala under Ward No. 120, District : 24-Parganas (South), belong to one Radharani Dasi, who sold away the aforesaid property in 20.11.1945 in favour of Dulal Chandra Das;

**AND WHEREAS** the said Dulal Chandra Das, executed and registered Conveyance in favour of Radharani Dasi and her only son Profulla Kumar Das in respect of aforesaid land measuring 2 (two) Cottahs 4 (four) Chittaks more or less, by virtue of a registered Conveyance and thereafter said Radharani Dasi and Prafula Kumar Das jointly executed an agreement aforesaid property in favour of one Kanailal Mukhopadhyay on 18.06.1946 by virtue of registered



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Agreement for Sale, and thereafter on 26.06.1946 said Radharani Dasi, Prafulla Kumar Das and Kanailal Mukhopadhyay jointly executed registered Deed of Sale in favour of Maharani Devi. Thereafter the said Maharani Devi sold away her aforesaid purchased land on 21.07.1948 in favour of the Motilal Dasgupta by virtue of registered Deed of Sale;

**AND WHEREAS** on 23.06.1961 said Motilal Dasgupta sold away his purchased land measuring 2 (two) Cottahs 4 (four) Chittaks more or less, in favour of Smt. Karunamayee Das wife of Birendranath Das, by virtue of registered Deed for a valuable consideration and after purchase said sent Karunamoye Das mutated her name in the record of Municipality and by paying taxes of the aforesaid property regularly was thus seized and possessed absolutely, free from all encumbrances;

**AND WHEREAS** on 2<sup>nd</sup> February, 1983 corresponding to 19<sup>th</sup> Magh 1389 B.S. said Smt. Karuna Moyee Das sold away her aforesaid property measuring 2 (two) Cottahs 4 (four) Chittaks more or less, in favour of Purnima Bhattacharyay wife of Sunil Kumar Bhattacharya of Behala, for a valuable consideration by virtue of a registered Deed of Sale, registered at Alipore Sub-Registrar, recorded in Book No. I,



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Being Deed No. 758 for the year 1983 and after purchase said Purnima Bhattacharyay present owner herein mutated her name in the record of Kolkata Municipal Corporation as Owner/Assessee being Assessee No. 41-120-02-0013-9, being Premises No. 13, Bhupen Roy Road, Police Station- Behala, Kolkata- 700034 and also paying land revenue to the Government of West Bengal and there after constructed two storied building measuring 750 sq. ft. in each floor being total 1500 sq. ft. thereon consisting of two shop rooms in the ground floor measuring an area 115 Square Feet each there on and by residing there present owner is/was thus seized and possessed aforesaid property free from all encumbrances;

**AND WHEREAS** on 17<sup>th</sup> August, 2011 said Purnima Bhattacharya sold away one Shop Room measuring an area 115 Square Feet more or less, together with undivided impartible proportionate share of land and land underneath the said property, in favour of Parimal Kayal, by virtue of a registered Deed of Sale, dated 17<sup>th</sup> August, 2011 registered in the Office of Additional District Sub-Registrar, Behala, South 24-Parganas, recorded in Book No. I, CD Volume No. 22, Pages from 2100 to 2115, Being No. 07872 for the year 2011;



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**AND WHEREAS** after purchase aforesaid Shop Room measuring an area 115 Square Feet super built-up area more or less, together with proportionate impartible share of land and land underneath of building said Parimal Kayal thus seized ad possessed of said Shop Room, lying and situated at Premises No. 13, Bhupen Roy Road, (mailing address 11, Bhupen Roy Road), Kolkata- 700034, and running the said shop room under the name and style of P. K. Electrical Works after obtaining trade license from the Kolkata Municipal Corporation, vide CE No. 001677102200, dated under Ward No. 120 of the Kolkata Municipal Corporation;

**AND WHEREAS** thus the present Owner/First Party holds and possesses total land measuring an area of 2 (two) Cottahs 1 (one) Chittaks 20 (twenty) Square Feet be the same or a little more or less, together with one two storied dilapidated building measuring an area of 692.50 Sq. Ft. in each floor being total super built up area measuring 1385 Square Feet more or less standing thereon (i.e. total area 1385 sq. ft. more or less save and except one Shop room measuring 115 Square Feet of super built-up area, which belongs to Parimal Kayal who holds and possess as co-sharer of the Building





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free from all encumbrances. At present the Vendor/owner physically holds and possess 1385 sq. ft. super built up area out of 1505 sq. ft. together with undivided impartable proportionate share of land underneath of the building excluding one shop room measuring 115 sq. ft. which is hold and possessed by Parimal Kayal;

**AND WHEREAS** while in enjoyment of right, title, interest of the aforesaid property without any interruption whatsoever which has been already known as Premises No. 13, Bhupen Roy Road, (mailing address 11, Bhupen Roy Road), Kolkata- 700034 and with an intention to Develop the Schedule property in to a multistoried building the present Owner/Landlord approached the Developer herein for construction of a multistoried building with a view to use commercially and after discussions held between parties herein, the present Owner/Landlord appoint the Developer herein who possesses good will and reputation in an around the locality for construction of a multistoried building upon the aforesaid property at the cost of the Developer and the Developer herein hereby agrees with the proposal of the Owner/Landlord herein on the terms and conditions and stipulation setforth herein below :-

**NOW THIS AGREEMENT WITNESSES AS FOLLOWS :-**



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**DEFINITION :**

**1. OWNER:**

Shall mean : **SMT. PURNIMA BHATTACHARYA**, wife of Sunil Kumar Bhattacharjya by faith- Hindu, by occupation- Housewife, by nationality- Indian, at present residing at 11, Bhupan Roy Road, Post Office- Behala, Police Station- Behala, Kolkata- 700034.

**2. DEVELOPER :**

Shall mean and include **M/S. SANYAL CONSTRUCTION PVT. LTD.**, a Private Limited Company having its registered office at 31/N/1, Siddhinath Chatterjee Road, Police Station- Behala, Kolkata- 700034, represented by its Directors (1) **MR. BIPRA BHANU PATHAK**, son of Dhrubasis Pathak, (2) **SMT. SUDIPTA PATHAK nee SANYAL**, wife of Mr. Bipra Bhanu Pathak, and (3) **MR. SHILAB SANYAL**, son of Late Surojit Kumar Sanyal.

**3. THE SAID PROPERTY :**

Shall mean and include ALL THAT piece and parcel of land measuring an area of 2 (two) Cottahs 1 (one) Chittaks 20 (twenty) Square Feet be the same or a little more or less, equivalent to 1505 sq. ft. together with one two storied dilapidated building measuring an area of 692.50 Sq. Ft. in each floor total measuring an area of 1385 sq. ft. of super built-up more or less standing thereon, comprised in Mouza- Behala of



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Pargana- Balia, under District Collectoratei Touzi No. 346, R.S. No. 83, J.L. No. 2, appertaining to R.S. Khatian No. 705, in R.S. Dag No. 7232/7450, R.S. Dag No. 9976 and 9975, lying and situated at Premises No. 13, Bhupen Roy Road, (mailing address 11, Bhupen Roy Road), Post Office- Behala, Police Station- Behala, Kolkata- 700034, now within limits of the Kolkata Municipal Corporation, under Ward No. 120, having Assessee No. 41-120-02-0013-9, in the District of South 24-Parganas, hereinafter called and referred to as the '**SAID PROPERTY**', which is more fully and particularly described in the *Schedule-'A'* hereunder written.

4. **BUILDING :**

Shall mean and include present old dilapidated building and the proposed multistoried building to be constructed at the Municipal Premises No. 13, Bhupen Roy Road, (mailing address 11, Bhupen Roy Road), Post Office- Behala, Police Station- Behala, Kolkata- 700034 i.e. upon the *Schedule-'A'* property.

5. **COMMON FACILITIES :**

Shall mean and include main entrance, side space, back space and leading to main entrance except car parking area of the Flat owners and occupiers, corridors, stairs, lift, ways, passage, drive ways.



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common, lavatories in the ground floor, meter room, water pump and water facilities, motor room, will be provided by the Developer in the proposed new building. The occupiers including owners and their nominees of the proposed multi-storied building and the purchasers of the flat of the proposed **multi-storied building shall have the right to enjoy the roof of the proposed building for all ceremonial occasions** and for maintaining T.V. antenna and water reservoir. Further, the Developer shall provide fire protection equipments, drainage, sewerage inside the building including drain and sewerage line from the building to the corporation main drain.

6. **SALEABLE SPACE :**

Shall mean the space in the proposed new building available for independent use and occupation of the Developer after making due provisions for common facilities and space required thereof.

7. **OWNERS ALLOCATION :**

- 1) It has been agreed by and between the parties herein that the parties hereto that the Owner's Allocation will be ALL THAT piece and parcel of 2 (two) numbers of self contained Flats; each measuring 950 Square Feet of built-up area, out of which one shall be allotted on the Second Floor on front side





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of the building and another one Flat shall be adjacent to its front side flat and 1 (one) Car Parking space measuring about 120 Square Feet more or less on the Ground Floor of the newly constructed building, as per the Building Sanction Plan from the Kolkata Municipal Corporation.

- 2) The Developer shall pay to the Owner a sum of Rs. 34,50,000/- (Rupees thirty four lakhs fifty thousand) only as forfeited money in the manner as follows :-
  - a. Rs. 12,00,000/- (Rupees Twelve lakhs) only the total amount at the time of execution of this Development Agreement.
  - b. Rs. 12,00,000/- (Rupees Twelve lakhs) only at the end of December, 2016.
  - c. Rs. 10,50,000/- (Rupees Ten lakhs fifty thousand) only by the Developer on handing over the possession of property described in Schedule "A" by owner after sanction of the plan.
- 3) Besides that the Developer shall provide shifting to a suitable residential flat consisting of 3 to 4 bed rooms for the owners at the cost of the Developer @ Rs. 9000/- per month nearest



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to the *Schedule-'A'* property till the date of possession of the Owner's Allocation.

The Owner's Allocation is more fully and particularly described in the *Schedule-'B'* below and fittings and fixtures and accessories as will be provided by the Developer in the Owner's Allocation is more fully and particularly described in the *Schedule-'D'* hereunder written. The owner's allocation shall be confirmed on obtaining Building Sanction Plan from the Kolkata Municipal Corporation.

**8. DEVELOPER'S ALLOCATION :**

Shall mean the entire remaining total constructed area/space/flats/ garages in the said newly constructed building out of total F.A.R. of the Building Sanctioned Plan of the new building including the common facilities and together with the absolute right in dealing with prospective buyer/buyers and intending transferee/ transferees, lessee as the case may be. The owner shall have no responsibility or share towards the amount received by the developer in its own account from the aforesaid sale proceeds of the Developer's Allocation.



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9. **THE ARCHITECT :**

Shall mean such person or persons or company with requisite qualification who will be appointed by the Developer for designing and planning of the new building in the *Schedule-"A"* property.

10. **BUILDING PLAN :**

Shall mean such plan that has been prepared by the Developer through its architect at its own costs and the same having been duly approved by the Owner in the name of the Owner.

11. **TRANSFER :**

With its grammatical variations shall include transfer of title and possession upon execution and registration of proper transfer deed of immovable property under section 54 of T.P. Act, 1882.

12. **TRANSFeree :**

Shall mean a person firm limited company, association of persons to whom any space in the building will be transferred including nominee of the owners.



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13. **TIME :**

Shall mean that the construction shall be completed positively within 36 (thirty six) months from the date of approval of sanction of the building Plan from the Kolkata Municipal Corporation and/or from the date of receiving of the vacant unencumbered possession of the said property which ever will be the later. Time is the essence of this agreement. Developer shall pay Rs. 5,000/- (Rupees Five thousand) only per month towards, damage on expiry of stipulated period i.e. on expiry of 36 months from the date of commencement of construction.

14. **WORDS :**

Importing singular shall include plural and vice-versa and similarly words importing neutral gender shall include masculine and feminine genders.

**COMMENCEMENT**

This agreement shall be deemed to have commenced with effect from the date of execution of this agreement.





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**OWNER RIGHT AND REPRESENTATION**

- 1) The Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
- 2) None other than the owners have any claim, right, title and/or demand over and in respect of the "*said premises*" and/or any portion therefore.
- 3) There is no excess vacant land at the said property within the meaning of the Urban land (ceiling and regulation) Act, 1976.
- 4) The Owner herein appointed the Developer herein for development of the *Schedule-'A'* property with the cost and expenses of the Developer. Subject to amalgamation with any adjoining plots in one Plot upon discretion of the Developer.

**DEVELOPER'S RIGHT**

- 1) The Owner herein grant, subject to what has been hereunder provided exclusive right to the Developer to build upon and to exploit or use commercially the "*said properties*" and shall be



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able to construct the new building thereon in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or cause to be made by the parties hereto.

- 2) All application, plans and other papers and documents including any modified plan if required at a latter stage subject to owner's approval in writing particularly in case of modification by the developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the developer on behalf of the owners at the cost and expenses of the Developer and the Developer shall pay all charges and bear all fees including architects fees required to be paid or deposited for exploitation of the said property.
  
- 3) Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owner of the said property or any part thereof, shall not create any right, title or interest in favour of the Developer other than any exclusive right and interest of the Developer to commercially exploit the



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same in terms hereof and to deal with the entire allocation in the new building in the manner hereinafter stated.

**CONSIDERATION**

- 1) In consideration of the owners having agreed to permit the Developer to exploit the "*said property*" commercially and to construct, erect and build a new building in accordance with the sanction building plan which will be sanctioned in the name of the owners by the Kolkata Municipal Corporation in accordance with the specification and materials description of which are stated in details in *Schedule-'B'*, '*C*' and '*D*' respectively hereunder written.
  
- 2) The Developer on completion of the entire building shall provide/ handover to the Owner the Owner's Allocation which is more fully and particularly described in the *Schedule-'B'* hereunder written and fittings and fixtures and arrangements as will be provided by the Developer in the Owner's Allocation as are more fully and particularly described in the *Schedule-'C'* hereunder written in habitable condition.



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**POSSESSION**

- 1) The possession of the said *Schedule-'A'* property will be handed over by the owner to the developer within one month from the date of sanction of the plan, in vacant and unencumbered condition enabling the developer to erect/construct the multi-storied building thereon.
- 2) The Developer hereby permitted and allowed to demolish the existing two storied building upon the *Schedule-"A"* property at the cost of the Developer and the demolish building materials shall be consume by the Developers in their absolute discretion of the Developer.
- 3) The Developer shall complete the construction of the building positively within 36 (thirty six) months from the date of sanction of the building pan and/or from the date of getting peaceful vacant possession of the *Schedule-"A"* property which ever is later and shall handover the Owner's Allocation.
- 4) The developer shall on completion of the new building put the Owner in undisputed possession of the Owner's





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Allocation described in the *Schedule-'B'* hereunder written, together with all rights in the common portion thereof.

- 5) The Developer shall be exclusively entitled to the Developer's Allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of the same with out however prejudicially affecting the owner and the owner shall not in any manner interfere with or disturb the quiet and peaceful possession of the Developer's allocation. The Owner shall only transfer by way of proper deed of conveyance either in favour of the Developer or in favour of the nominee/ nominees of the Developer, in respect of the undivided share of the land excepting the proportionate share of land of the Owner.
- 6) In so far as necessary all dealing by the Developer in respect of the new building shall be in the name of the owner for which the owner hereby undertake to give a registered General Power of Attorney in a form and manner reasonably required by the Developer. It being understood however that such dealing shall not in any manner fasten



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or create any financial or legal liabilities upon the owners nor there shall be any clause inconsistent with or against the terms mentioned in this agreement.

- 7) That the owner shall execute the Deed of Conveyance in favour of the Developer or its nominee/nominees in respect of the such parts of the new building as shall be required by the Developer.

**COMMON FACILITIES**

- i) The Owner shall pay and bear all property taxes and other dues and outgoings in respect of the said building acquiring due up to the date of execution of this agreement. If there are any dues of property taxes or any other taxes regarding the "*said property*" before the date of agreement the same would be borne by the owner.
- ii) As soon as the new building is completed within the time hereinabove mentioned, the Developer shall give written notice to the owner for their allocation in the building and there being no dispute regarding the completion of the building in terms of this agreement and according to the



specification and plan and after 30 (thirty) days from the date of service of such notice and at all times thereafter the owners shall be exclusively responsible for payment of all municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the owner's allocation/owner's share **SUBJECT TO** the deliver of the physical possession of Owners' Allocation, the said rates to be apportioned if they are levied on the building as a whole.

- iii) From the date of handing over the possession of the owner's allocation the owner shall pay the developer or to the owner association as the case may be the service charges for the common facilities in the new building.
- iv) Any transfer of any part of the Owner's allocation in the new building shall be subject to the provisions hereof and the transferee shall be responsible in respect of the space transferred for payment of the said rates and service charges for common facilities.



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- v) The owner shall not do any act, deed or thing whereby the Developer shall be prevented for construction or completion of the said building unless the breach of condition of the instant agreement or any act done by the Developer, contrary to the law.

**COMMON RESTRICTION**

- 1) The Owner's allocation in the new building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in the new building intended for common benefits of all occupiers of the new building which shall include the followings :-
- a) The Owner shall not use or permit to be used of the Owner's allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazard to the Owner/ Occupiers of the new building. The Developer and his nominee/ nominees shall also not use or permit to be used of the Developer's allocation in the new building or any portion thereof for carrying or any obnoxious, illegal and immoral or activity nor use thereof for any purpose





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which may cause any nuisance annoyance or hazards to the Owner of the new building.

- b) Both the parties shall abide by the laws, bye-laws, rules and regulation of the Government, local bodies and associations when formed in future as the case may be without evading the right of the Owners.
- c) The respective allottee shall keep their respective allocation in the building in good working conditions and repairs.
- d) Neither party shall throw accumulate any dirt rubbish waste or refuse or permit the same to be thrown or accumulated in or around the new building or in the compound corridors and in any other portions of the new building.

#### **OWNER'S OBLIGATION**

- 1) The Owner hereby agrees and covenant with the Developer not to cause any interference of hindrance in the construction of the building at the '*said property*' by the Developer unless the breach of condition of the instant agreement or any act done by the Developer, contrary to the law.



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- 2) Subject to receiving of her allocation in new building the Owner hereby agrees and covenant with the Developer not to do any act or deed or thing thereby the Developer may be prevented from selling, assigning and/or disposing of any portion or portions of the Developer's allocated portion in the building or of the '*said property*' and save and except the owner's allocation.
- 3) The Owner hereby agreed and covenant with the Developer not to let out grant, lease, mortgage and/or change the allocated portion of the Owner but shall have all right to let out grant, lease, mortgage and/or change, their allocated portion to any person or persons, company/companies.
- 4) The Owner/Landlord hereby agreed and covenant with the Developer herein to take Financial Assistance from any Nationalize Bank at the risk and liability of the Developer by creating charge of the Owner Title Deed and other relevant documents with the Bank or any Financial Intuition/ Authorities without owner's liability in the said property.



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**DEVELOPER'S OBLIGATION**

The Developer hereby agrees and covenant with the owner:-

- a) The Developer shall not be entitled to transfer alienate or assign this agreement to any other person/persons for completion of the building.
- b) The Developer shall at its own cost demolish the existing structure after vacating possession of the land occupied in the *Schedule-'A'* property form the owner and to sell out the salvages and debris and to receive all sale proceed thereof.
- c) Not to violate or contravene any of the provisions laws or rules application for construction of the building and in case of any violation of law, rules or any provisions of any Authority and Government, the Developer is liable and responsible to compensate the damages and/or penalty as levied by local authority or governed body and for which the Owner shall not be liable or responsible in any manner whatsoever. The Developer shall construct the entire building as per sanctioned plan only. In the event of any deviation the Developer



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shall/at its own cost get revised plan approved by the Kolkata Municipal Corporation. Be it mentioned here Developer shall get floor plan approved of the Owner's allocation flats before submission of final Building plan to The Kolkata Municipal Corporation and on obtaining the same sanctioned from K.M.C. Developer shall handover a copy of the sanctioned plan to the Owner and the work will commence within 30 days from the date of sanction plan subject to the compliance of other statutory rules of K.M.C.

- d) The owner or her men and agents, surveyor, engineer shall have the liberty to enter into the schedule "A" property on prior notice to Developer to look after the construction work and to inspect the quality and quantity of the materials to provided by the Developer in the newly constructed building.
- e) The Developer shall not have any liberty or are not permitted to install mobile tower or any kind of tower on the ultimate roof of the newly constructed building.
- f) In case the developer fails to handover owner's allocation in the new building to the owner within time.





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The developer shall be liable to pay damages @ Rs. 5000/- (Rupees Five thousand) only per day/month to the owner.

- g) The developer shall have to provide completion certificate to the owner after completion of the building in all respect and after getting the same, subject to the compliance of the rules of the Kolkata Municipal Corporation.
- h) The developer shall handover the owners allocation simultaneously with the handing over the physical possession of the flat to other intending buyer or flat owners out of the Developer's allocation.

**OWNER'S INDEMNITY**

The owner hereby undertakes that the Developer shall be entitled to the said constructions and shall enjoy their allocated portion without any interference and/or disturbance, provided the Developer performs and fulfills all and singular as the terms and conditions herein contained and/or its part to be observed and performed.



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**DEVELOPERS INDEMNIFY**

- 1) The Developer hereby undertake to keep the *owner* indemnified against all third party claims and actions arising out of any sort of act or commission or omission of the developer in or in relation to the construction of the said new building strictly in terms of the plan to be sanctioned by the Kolkata Municipal Corporation on that behalf.
- 2) The Developer hereby undertakes to keep the owner indemnified against all action costs proceedings and claim that may arise out of the developer's allocation with regard to the development of the '*said property*' and/or in the matter of construction of the building and/or any defect therein.
- 3) On execution of this agreement all responsibilities legal and lawful matters, local matters shall lie with the developer.

**MISCELLANEOUS**

- 1) The Owner and the Developer have entered into the agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership between the



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developer and the owner. The parties hereto can proceed with this agreement.

- 2) Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the owners of the '*said property*' or any part thereof to the developer or as creating any title and interest in respect thereof in the developer other than an exclusive right to exploit the same in terms thereof provided however the developer shall be entitled to borrow money from any bank or banks against the Developer's allocation only without creating any financial liability upon the owner and the owner shall not be encumbered and/or be liable for payment of any loan or dues of such bank or banks and for that purpose the developer shall keep the owner's indemnified against all actions suits proceedings and cost charges and expenses in respect thereof.
- 3) Present owners/landlord shall not be responsible in any manner whatsoever in the event of non-payment of Bank loan by the Developer. The Developer shall be held



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responsible for non payment of Bank loan of all material time.

- 4) That the Developer shall be the custodian of all original Title Deeds, any previous original building Plans, Mutation Certificate of the Owner, Municipal Receipts or any relevant papers till the completion of the Project and thereafter the Developer is liable to submit or parted with all aforesaid documents (as per accountable receipts for the same) to the Owner.

#### **FORCE MAJURE**

- 1) That parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any force majeure and this contract shall remain after utilizing the available F.A.R.
- 2) Force majeure shall mean flood, earth quake, riot, war, storm, tempest, civil common, strikes, lock-out and/or any other act or commission beyond the control of the parties hereto.

#### **JOINT OBLIGATION**

- 1) The Developer shall develop and construct a multi-storied building on the said land as per Corporation present rules in





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vogue and shall have right to amalgamate adjacent plot of lands known as Premises No. 12, 12A, 13 and 14A Bhupen Roy Road, Kolkata- 700034 with the help and co-operation of the owner herein to make it one premises.

- 2) The owner will deposit with the developer all the original title deeds of the land and other relevant papers on execution of the agreement for developers' record and reference. The said original title deed/deeds shall ultimately be returned by the developer to the Owner for preservation of Owners association.

**SCHEDULE-'A' ABOVE REFERRED TO:**

**ALL THAT** piece or parcel of land measuring an area 2 (two) Cottahs 1 (one) Chittaks 20 (twenty) Square Feet be the same or a little more or less, equivalent to 1505 sq. ft. together with one two storied dilapidated building measuring an area of 692.50. Sq. Ft. in each floor total measuring an area 1385 Square Feet of super built-up area more or less standing thereon, at present hold and possessed 1385 sq. ft. comprised in Mouza- Behala of Pargana- Balia, under District Collectoratei Touz No. 346, R.S. No. 83, J.L. No. 2, appertaining to R.S. Khatian No. 705, in R.S. Dag No. 7232/7450, R.S. Dag No. 9976 and 9975, lying and situated at Premises No. 13,



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Bhupen Roy Road, (mailing address 11, Bhupen Roy Road), Post Office- Behala, Police Station- Behala, Kolkata- 700034, now within limits of the Kolkata Municipal Corporation, under Ward No. 120, having Assessee No. 41-120-02-0013-9, in the District of South 24-Parganas, together with all right, title and interest and right of easement thereto and the said property is butted and bounded in the manner as follows :-

*On the NORTH* : House of Nilmony Roy;

*On the SOUTH* : Bhupen Roy Road;

*On the EAST* : House of Dipendranath Mukhopadhyay;

*On the WEST* : Owner's Passage;

**SCHEDULE-'B' ABOVE REFERRED TO:**

*(Description of the Owner's Allocation)*

**ALL THAT** piece or parcel of 2 (two) numbers of self contained Flats; each measuring 950 Square Feet of built-up area, out of which one shall be allotted on the Second Floor on front side of the building and another one flat shall be near to it and 1 (one) Car Parking space measuring about 120 Square Feet more or less on the Ground Floor of the newly constructed building, lying and situated at Premises No. 13, Bhupen Roy Road, (mailing address 11, Bhupen Roy Road), Post



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Office- Behala, Police Station- Behala, Kolkata- 700034, within limits of the Kolkata Municipal Corporation, under Ward No. 120, in the District of South 24-Parganas, together with all right, title and interest and right of easement thereto.

AND

The Developer shall pay to the Owner a sum of Rs. 34,50,000/- (Rupees thirty four lakhs fifty thousand) only as forfeited money in the manner as follows :-

- a. ~~Rs. 12,00,000/- (Rupees Twelve lakhs) only 50% of the total amount at the time of execution of this Development Agreement.~~
- b. Rs. 12,00,000/- (Rupees Twelve lakhs) only at the end of December, 2016.
- c. Rs. 10,50,000/- (Rupees Ten lakhs fifty thousand) only by the Developer on handing over the possession of property described in Schedule "A" by owner after sanction of the plan.

Besides that the Developer shall provide shifting to a suitable residential flat consisting of 3 to 4 bed rooms for the Owner at the cost of the Developer Rs. 9,000/- per month nearest to the *Schedule "A"* property till the date of possession of the Owner's Allocation.



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**SCHEDULE-'C' ABOVE REFERRED TO:**

*(Description of the Developer's Allocation)*

**ALL THAT** piece or parcel of entire remaining total constructed area/space/flats/ garages save and except the owner's allocation in the said newly constructed building out of total F.A.R. of the Building Sanctioned Plan of the new building, including the common facilities absolutely belonged to the Developer and together with the absolute right on the part of the Developer to transfer or sale to prospective buyer/buyers and intending transferee/transferees, lessee or in any way deal with the same. The owner shall have no responsibility towards the amount received by the developer in its own account for sale of Developer's Allocation.

**SCHEDULE-'D' ABOVE REFERRED TO:**

*(Specification of the Building)*

- a) R.C.C. Frame work.
- b) Flooring : All bedroom, drawing, dining, kitchen and toilet will be laid with vitrified tiles flooring.





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- d) Interior finishing of wall and ceiling : Plaster of paris with 2 coat of primer.
- e) (i) Exterior finish of plastering Walls chajjas etc. : Decorative cement paint will be applied. (ii) Roof top treatment : Proper treatment one more casting for non soaking of wall.
- f) Door : Sall wood door frame with factory made flush door.
- g) Window : Steel windows.
- h) Toilet :
- i. Two Nos. European type WC with polythene cistern.
  - ii. Shower in both the toilets.
  - iii. Steel Tap – Essco make.
  - iv. One toilet will be provided with geyser point.
  - v. Wash basin in one toilet- Hindware make.
  - vi. Wall tiles up to 6 ft in both the toilets.
- i) Kitchen :
- i. Cooking platform green marble.



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- ii. Small steel sink.
- iii. One steel tap.
- iv. Tiles upto 3 ft on cooking platform.

j) Staircase :

Flooring cast in situ mosaic floor.

k) Water supply :

Electrical pump with motor will be installed at ground floor to delivery water to overhead tank from ground reservoir tank connected municipal water supply.

l) Electrical installation :

- i. Separate wiring of each flat for meter.
- ii. Two light point one fan point and a plug point in drawing and dining space and bed rooms.
- iii. One fan point and one light point and one plug point in kitchen and one exhaust fan point.
- iv. One light point and one plug point in toilet.
- v. One light point in balcony.
- vi. Wiring of AC in one Bed room.



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

SIGNED, SEALED & DELIVERED  
By the Parties at Kolkata  
In the presence of:  
**WITNESSES:**

1) Deblina Das, At. Purnima Bhattacharjee  
Alipore Judges Court, Signature Of The **OWNER/LANDLORD**  
Kol - 27  
SANYAL CONSTRUCTION PVT. LTD.

2) Asim Mukhopadhyay Rajra Bhram Pathak  
Advocate Director...  
Alipore Judges Court, SANYAL CONSTRUCTION PVT. LTD.  
Kol - 27 Sudipta Pathak Director...  
Sanyal Construction Pvt. Ltd. Director

=====  
Signature Of The **DEVELOPER**

Drafted by me & prepared  
in my office :

Asim Mukhopadhyay  
(Asim Mukhopadhyay)  
Advocate  
Alipore Judges' Court, FA. 203/2024  
Kolkata-700 027

Computer Print by me :

Soy Biswas  
Alipore Judges' Court, Kol-27



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**MEMO OF CASH CONSIDERATION**

**RECEIVED** a sum of Rs. 12,00,000/- (Rupees Twelve lakhs) only out of total cash consideration of Rs. 34,50,000/- (Rupees thirty four lakhs fifty thousand) only from the within named Developer, by the above named Land Owner, in the following manner :

<u>Cheque No.</u>	<u>Date</u>	<u>Bank and Branch</u>	<u>Amount</u>
356229	6-4-16	State Bank of Mysore Chowmatta Barrack, Berhampur, Karnataka-34	6 00 000/-
356230	6-4-16	- do -	6 00 000/-
			----- Rs. 12,00,000/- =====

(Rupees Twelve Lakhs) only

**WITNESSES:-**

1) Lakshmi Saha, At.  
Alipue Judges Court,  
Kol - 27

Ruraima Bhattacharyya  
Signature Of The **OWNER/LANDLORD**

2) Asim Mukhopadhyay  
Advocate  
Alipue Judges Court  
Kolkata - 27





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

Name PURNIMA BHATTACHARYA  
 Signature Purnima Bhattacharya



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

Name BIPRA BHANU PATHAK  
 Signature Bipra Bhanu Pathak



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

Name SHILPA SANAYAL  
 Signature Shilpa Sanyal



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

Name SUDIPTA PATRA  
 Signature Sudipta Patra



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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16070000413599/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Smt Purnima Bhattacharya 11 Bhupen Roy Road, P O:- Behala, P.S:- Behala, District:-South 24- Parganas, West Bengal, India, PIN - 700034	Land Lord			Purnima f. Bhattacharya 6/4/16
2	Mr Bipra Bhanu Pathak 31/N/1 Siddhinath Chatterjee Road, P.O:- Behala, P.S:- Behala, District:-South 24- Parganas, West Bengal, India, PIN - 700034	Represent ative of Developer [M/S SANYAL CONSRT UCTION PVT LTD]			Bipra Bhanu Pathak 6/4/16
3	Smt Sudipata Pathak 31/N/1 Siddhinath Chatterjee Road, P.O:- Behala, P.S:- Behala, District:-South 24- Parganas, West Bengal, India, PIN - 700034	Represent ative of Developer [M/S SANYAL CONSRT UCTION PVT LTD]			Sudipata Pathak 6/4/16



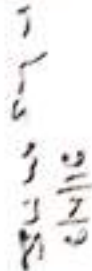
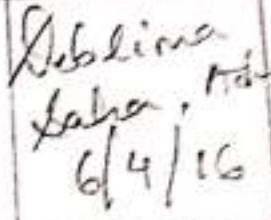


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I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Shilab Sanyal 31/N/1 Siddhinath Chatterjee Road, P.O:- Behala, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034	Representative of Developer [M/S SANYAL CONSTRUCTION PVT LTD]			 6/4/16
Sl No.	Name and Address of Identifier	Identifier of			Signature with date
1	Miss Deblina Saha Daugther of Mr P K Saha 18, Judges Court Road, P.O.- Alipore, P.S.- Alipore, Distnct -South 24-Parganas, West Bengal, India, PIN - 700027	Smt Purnima Bhattacharya, Mr Bipra Bhanu Pathak, Smt Sudipata Pathak, Mr Shilab Sanyal			 6/4/16

(Biswarup Goswami)  
 ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R.  
 BEHALA  
 South 24-Parganas, West  
 Bengal



~~A.D.S.R. Behala~~  
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*paid*



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

Query No / Year	16070000413599/2016	Query Date	22/03/2016 9:11:31 AM
Office where deed will be registered	A.D.S.R. BEHALA, District: South 24-Parganas		
Applicant Name	Asim Mukherjee		
Address	18, Judges Court Road, Thana Alipore, District South 24-Parganas WEST BENGAL PIN - 700027		
Applicant Status	Advocate		
Other Details	Mobile No. : 9830020398, e-Mail ID : sahadablina2@gmail.com		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction Details	[4308] Agreement [No of Agreement : 2], [4310] Security Bond [Rs : 1,00,000/-] Receipt [Rs : 12,00,000/-]		
Set Forth value	Rs. 34,50,000/-	Total Market Value:	Rs. 45,74,376/-
Stampduty Payable	Rs. 7,071/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 13,217/-	Registration Fee Article:-	E E E B
Expected date of the Presentation of Deed	22/03/2016		
Amount of Stamp Duty to be Paid by Non Judicial Stamp	Rs. 0/-		
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assessment slip. (Urban area)		

Purnima Bhattacharjee  
Bipon Bhattacharjee  
Sudipta Bhattacharjee  
Sudipta Bhattacharjee





**Land Details**

Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
District: South 24-Parganas, P.S.- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road Bhupen Roy Road, Road Zone (D.H.Road - J.L.Sarani) . . Premises No 13 Ward No: 120	(D.H.Road - J.L.Sarani)	2 Katha 1 Chatak 20 Sq Ft	24,50,000/-	35,74,376/-	Proposed Use: Bank Property is on Road

**Structure Details**

Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	Floor No 1	692.5 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete
	Floor No 2	692.5 Sq Ft			Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	1385 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure

**Land Lord Details**

Sl No.	Name & Address	Status	Execution And Admission Details	Other Details
1	Smt Purnima Bhattacharya Wife of Mr Sunil Kumar Bhattacharya 11 Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Deed, Hindu, Occupator, House wife, Citizen of India, PAN No ACWPB2821J.

**Developer Details**

Sl No.	Name & Address ( Organization )	Status	Execution And Admission Details	Other Details
1	M/S SANYAL CONSTRUCTION PVT LTD 31/N/1 Siddhinath Chatterjee Road, P.O:- Behala P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Organization	Executed by: Representative,	PAN No. AANCS...



Representative Details				
Sl. No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr Bipra Bhanu Pathak , DIRECTOR, M/S SANYAL CONSRUCTION PVT LTD 31/N/1 Siddhinath Chatterjee Road, Post Office: Behala, Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHOPP4572F,		M/S SANYAL CONSRUCTION PVT LTD
2	Mr Shilab Sanyal , DIRECTOR, M/S SANYAL CONSRUCTION PVT LTD 31/N/1 Siddhinath Chatterjee Road, Post Office: Behala, Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. APSPS1089L,		M/S SANYAL CONSRUCTION PVT LTD
3	Smt Sudipata Pathak , DIRECTOR, M/S SANYAL CONSRUCTION PVT LTD 31/N/1 Siddhinath Chatterjee Road, Post Office: Behala, Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKLPS4268N,		M/S SANYAL CONSRUCTION PVT LTD
Identifier Details				
Identifier Name & Address		Other Details	Identifier of	
Miss Deblina Saha Daughter of Mr P K Saha 18, Judges Court Road, Post Office: Alipore, Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027		Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Smt Purnima Bhattacharya, Mr Bipra Bhanu Pathak, Smt Sudipata Pathak, Mr Shilab Sanyal	

For Information only



1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment, Assessed market value & Query is valid for 44 days i.e. upto 05/05/2016
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).  
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SANYAL CONSTRUCTION PRIVATE  
LIMITED



21/05/2008

Permanent Account Number

AANCS9200J

17032010



If this card is lost / someone has lost card to found,  
 please inform / return to -  
 Income Tax PAN Services Unit, NSDL,  
 3rd Floor, Sapere Chambers,  
 Near Ramesh Telephone Exchange,  
 Banner, Pune - 411 005  
 Tel: 02-26-2722 8888, Fax: 02-26-2721 8881  
 e-mail: nsdl@nsdl.co.in



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AHOPP4572F



नाम /NAME

BIPRABHANU PATHAK

पिता का नाम /FATHER'S NAME

DHRUBASHIS PATHAK

जन्म तिथि /DATE OF BIRTH

25-12-1974

हस्ताक्षर /SIGNATURE

Biprabhanu Pathak

*B. Das*

आयकर अधिकारी, प.सं.-111

COMMISSIONER OF INCOME-TAX, W.B. - III



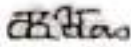
PERMANENT ACCOUNT NUMBER  
**APSPS1089L**

NAME  
**SHILAB SANYAL**

FATHER'S NAME  
**SURAJIT SANYAL**

DATE OF BIRTH  
**21-11-1981**

FATHER'S SIGNATURE  
*Shilab Sanyal*

  
 COMMISSIONER OF INCOME-TAX, W.D. - III

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें।  
 संयुक्त आयकर आयुक्त(प्रशासि एवं तकनीकी),  
 फ-7,  
 चौरंगी चौक,  
 कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :  
 Joint Commissioner of Income-tax(Systems & Technical),  
 F-7,  
 Chowringhee Square,  
 Calcutta- 700 069.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUDIPTA PATHAK

SURAJIT SANYAL

13/07/1974

Permanent Account Number  
AKLP54360H

*Sudipta Pathak*

Signature



1207012



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ACWPB2821J

नाम /NAME

PURNIMA BHATTACHARYA

पिता का नाम /FATHER'S NAME

SIDHU BHUSAN MUKHPPADHYA

जन्म तिथि /DATE OF BIRTH

01-01-1943

हस्ताक्षर /SIGNATURE

Purnima  
Bhattacharya

Vasuki Sen

आयकर आगुत, प.बं.-11

COMMISSIONER OF INCOME-TAX, W.B.

Purnima Bhattacharyee



इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें

सहायक आयकर आयुक्त,

पी-7,

मीरिंगी स्क्वायर,

कलकत्ता - 700 069:

*In case this card is lost/found, kindly inform/return to the issuing authority :*

*Assistant Commissioner of Income-tax,*

*P-7,*

*Chowringhee Square,*

*Calcutta- 700 069.*





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 18 / 112 / 309071

IDENTITY CARD

পরিচয় পত্র



Elector's Name  
নির্বাচকের নাম

Bhattacharya Purnima  
ভট্টাচার্য পূর্ণিমা

Father/Mother/  
Husband's Name  
পিতা/মাতা/স্বামীর নাম

Sunil  
সুনীল

Sex  
লিঙ্গ

F  
মহি

Age as on 1.1.1995  
১.১.১৯৯৫-এ বয়স

48  
৪৮

Purnima Bhattacharya

Address  
11 Shree Jay Road, C.M.C. - 100, Senala,  
South Malaya.

Date  
11.09.2018

*(Signature)*

Executive Director  
District Registration Office  
Senala

To: 100 - SENALA EAST  
Assembly Constituency  
District of  
Senala

Name: S. P. S. S.  
No: 100/100  
Date: 11.09.2018  
Place: 100/100

