1609/2018 1707/2018

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL W 591731

ARA II

15/5/18

Serial 74186 of 18

Addl. Registrar of Assurances - II Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-II, Kolkata

15/05/18

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this 15th day of May, Two Thousand and Eighteen (2018).

BETWEEN

22752

Chaitali Chatterjee
Advocate
City Civil Court at Calcutta

NAME.....
ADD.....
Rs.....
15 MAY 2018
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
92 & 93, K. S. Roy Road, Kol

15 MAY 2018
15 MAY 2018

REGISTRAR OF ASSURANCES

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

15 MAY 2018

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

GRN: 19-201819-023804725-1 | Payment Mode: Online Payment

GRN Date: 14/05/2018 20:37:17 | Bank : HDFC Bank

BRN : 518427700 | BRN Date: 14/05/2018 20:39:48

DEPOSITOR'S DETAILS

Id No. : 19020000741860/3/2018
[Query No./Query Year]

Name : TARUN BANERJEE

Contact No. : 9836689535 | Mobile No. : +91 9836689535

E-mail : cstarun2014@gmail.com

Address : 21A BALARAM GHOSH STREET KOLKATA 700004

Applicant Name : Mrs CHAITALI CHATTERJEE

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19020000741860/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	19020000741860/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	5021
		Total		45042

In Words : Rupees Forty Five Thousand Forty Two only

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OF ASSURANCE-II, KOLKATA

15 MAY 2018

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEKPM8410L

नाम /NAME

SAMIT MITTER

पिता का नाम /FATHER'S NAME

SALIL KUMAR MITTER

जन्म तिथि /DATE OF BIRTH

10-02-1963

हस्ताक्षर /SIGNATURE

Samit Mitter

आयकर आयुक्त, प.ब. XI

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

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

15 MAY 2018

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

E-Aadhaar Letter

তালিকাভুক্তির নম্বর/Enrolment No.: 1040/19955/15085

Date: 27/12/2013

Samit Mitter (সমিত মিত্র)

13/1B, BALARAM GHOSH STREET, Shyambazar Mail S.O, Kolkata,
West Bengal - 700004

- পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

আপনার সংখ্যা/ Your Aadhaar No.:

3498 0132 6036

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

-সাধারণ মানুষের অধিকার

Signature Not Verified
Digitally signed by Sandeep Bhardwaj
Date: 2013.12.27 22:08:15 IST

1947 | help@uidai.gov.in | www.uidai.gov.in

- সারা দেশে মান্য
- আধারের জন্য আপনার একবারই তালিকাভুক্তি করার আবশ্যকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষিত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार
GOVERNMENT OF INDIA

সমিত মিত্র
Samit Mitter
জন্মতারিখ/ DOB: 10/02/1963
পুরুষ / MALE

3498 0132 6036
-সাধারণ মানুষের অধিকার

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১৩/১বি, বলরাম ঘোষ স্ট্রীট, শ্যামবাজার মেল এস ও, কোলকাতা, পশ্চিমবঙ্গ - 700004

Address:
13/1B, BALARAM GHOSH STREET, Shyambazar Mail S.O, Kolkata, West Bengal - 700004

3498 0132 6036
Aadhaar -Aam Admi ka Adhikar

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

15 MAY 2018

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1215/80022/31370

To

তরুণ ব্যানার্জী

Tarun Banerjee

21/A BALARAM GHOSH STREET

Shyambazar Mail

Shyambazar Mail

Kolkata Kolkata

West Bengal 700004

9836689535

11/10/2015

295716828

MP957189285FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

3696 7398 1965

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

তরুণ ব্যানার্জী

Tarun Banerjee

পিতা : চন্দ্র শেখর ব্যানার্জী

Father : Chandra Sekhar Banerjee

জন্মতারিখ / DOB : 11/01/1969

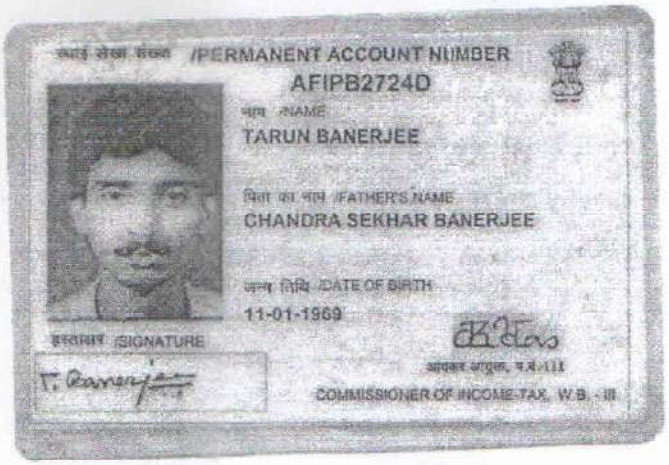
পুরুষ / Male

3696 7398 1965

আধার – সাধারণ মানুষের অধিকার

ADDITIONAL REGISTRAR OF ASSURANCE-II, KOLKATA

15 MAY 2018



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFIPB2724D

नाम /NAME

TARUN BANERJEE

पिता का नाम /FATHER'S NAME

CHANDRA SEKHAR BANERJEE

जन्म तिथि /DATE OF BIRTH

11-01-1969

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.ब./III

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

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

15 MAY 2018

SRI SAMIT KUMAR MITTER (PAN-AEKPM8410L), son of Late Salil Kumar Mitter, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 13/1B, Balaram Ghosh Street, P.S. Shyampukur, Kolkata-700004, hereinafter referred to as the "**OWNER**" (which term unless excluded by or repugnant to the context mean and include each of his heirs, executors, administrators, representatives and assigns) of the **ONE PART.**

AND

KAIZEN BUILD CON, a Proprietorship Firm having its Office at 21, Balaram Ghosh Street, P.S. Shyampukur, Kolkata-700004, represented by its sole proprietor namely **SRI TARUN BANERJEE** (PAN No- AFIPB2724D), son of Late Chandra Sekhar Banerjee, residing at 21A, Balaram Ghosh Street, P.S. Shyampukur, Kolkata-700004, hereinafter referred to and called as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context mean and include its successor or successors-in-interest and assigns) of the **OTHER PART.**

WHEREAS one Smt. Dalia Mitter duly purchased ALL THAT piece and parcel of land measuring about 6 Cottah 9 Chittacks more or less together with two storied brick built messuage and dwelling house lying and situated at Municipal Premises No.13/1B, Balaram Ghosh Street, P.S. Shyampukur, P.O. Shyambazar, Kolkata-700004 by virtue of Registered Deed of Conveyance dated 28.09.1962 and registered before Registrar of Assurances Calcutta and recorded in Book No.I, Volume No.152,

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Pages 79 to 95, Being No.5064 for the year 1962 from the then owner Sri Rabin Kumar Basu.

AND WHEREAS said Dalia Mitter during her life time out of natural love and affection duly transferred a plot of land measuring about 5 Cottah 1 Chittacks 22 sq. ft. along with the brick built dwelling house lying and situated at Municipal Premises No.13/1B, Balaram Ghosh Street, P.S. Shyampukur, P.O. Shyambazar, Kolkata-700004 out of her total plot of land measuring about 6 Cottah 9 Chittacks more or less in favour of her son Sri Samit Kumar Mitter by virtue of Registered Deed of Gift dated 16.10.2007 and registered before Registrar of Additional Registrar of Assurances-II, Kolkata and recorded in Book No.I, CD Volume No.82, Pages 1280 to 1294, Being No.8006 for the year 2008.

AND WHEREAS thus the party of the one part became the sole and absolute owner in respect of the said property and the Owner herein are now absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property, more particularly described in the **SCHEDULE "A"** below with thereon free from all encumbrances.

AND WHEREAS due to paucity of funds and for other compelling circumstances, the Owner herein is unable to properly maintain and also construct a new building on the 'said property' and the Developer herein has agreed to construct a new building on the

ADDITIONAL REGISTRAR
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'said property' at its own cost subject to terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS :-

1. That the party of the second part shall construct a multi storied building according to the plan sanctioned by the KMC after demolishing the said **ALL THAT** piece and parcel of land measuring about 5 Cottah 1 Chittacks 22 sq. ft. more or less together with two storied brick built messuage and dwelling house lying and situated at Municipal Premises No.13/1B, Balaram Ghosh Street, P.S. Shyampukur, P.O. Shyambazar, Kolkata-700004, in KMC Ward No.10, be the same a little more or less hereinafter referred to as the "said property" which is morefully and particularly described in the Schedule 'A' below; be the same a little more or less, more fully and particularly mentioned and described in the Schedule "A".

2. In this agreement the following words are used in the following senses unless contrary intent appears from the context.

3.

(i) **OWNER**: Shall mean **SRI SAMIT KUMAR MITTER** and his heirs, executors, administrators, representatives and assigns.

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

15 MAY 2018

ii) **DEVELOPER**: shall mean **KAIZEN BUILD CON,** a Proprietorship Firm having its Office at 21, Balaram Ghosh Street, P.S. Shyampukur, Kolkata-700004, represented by its sole proprietor namely **SRI TARUN BANERJEE**, son of Late Chandra Sekhar Banerjee, residing at 21A, Balaram Ghosh Street, P.S. Shyampukur, Kolkata-700004.

(iii) **THE SAID PROPERTY**: Shall mean the said property being **ALL THAT** piece and parcel of land measuring about 5 Cottah 1 Chittacks 22 sq. ft. more or less together with two storied brick built messuage and dwelling house lying and situated at Municipal Premises No.13/1B, Balaram Ghosh Street, P.S. Shyampukur, P.O. Shyambazar, Kolkata-700004, in KMC Ward No.10.

(iv) **BUILDING:** Shall mean the building or buildings to be constructed in or at the said property as per the plan to be sanctioned by the Kolkata Municipal Corporation.

(v) **ARCHITECT:** Shall mean person or persons who may be appointed by the party of the second part for designing and planning of the building as per the Kolkata Municipal Corporation Acts and Rules as well as various acts and rules of other statutory and/or local bodies.

(vi) **BUILDING PLAN:** Shall mean such plan prepared by the party of the second part and/or his Architect and/or his LBS for the construction of the building which will be

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sanctioned by the Kolkata Municipal Corporation and/or other authority, Government Body and/or bodies as the case may be.

(vii) **UNIT AND APARTMENT:** Shall mean flat and/or other space or spaces intended to be built by the party of the second part.

(viii) **COMMON PARTS:** Shall include corridors, passage, ways, staircase, lift, drive ways, roof common lavatories, pumps room, overhead and underground water tank, water pump and motor and other facilities which may be mutually agreed upon by the parties morefully described in the **SCHEDULE "D".**

(ix) **COMMON EXPENSES** shall mean and include the expenses for maintenance, management, repair, cleaning etc. of the common portion morefully and specifically described in **SCHEDULE "E".**

(x) **THE OWNER'S ALLOCATION :** Shall mean (i) 2000 sq.ft. 3 BHK Flat (including super built up area), (ii) 600 sq.ft. 1 BHK (including super built up area), (iii) 2 nos. Servant Rooms at Ground Floor (having superbuilt up area of 100 sq.ft. each) & (iv) 1 car parking space on the ground floor of the new building out of the total the constructed area sanctioned by the KMC in the New Constructed building including similar proportionate share in the land and common parts area and facilities of the said building which is morefully described in the **SCHEDULE "B"** hereunder written.

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

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The developer shall also pay Rs.60,00,000/- (Rupees Sixty Lakhs) only as non refundable amount in faovur of the owner as follows :

a) At the time of singing of this agreement Rs.2,00,000/-

b) After four months of singing of this agreement Rs.15,00,000.00

b) After sanctioning of the plan and getting vacant possession of owner's occupied area Rs.28,00,000/-.

c) After one and half year of starting of construction Rs.7,00,000/-

d) After handing over possession/obtaining completion certificate from KMC Rs.8,00,000/-

(xi) **THE DEVELOPER'S ALLOCATION**: Shall mean the entire remaining portion of the constructed area sanctioned by the KMC in new constructed building and open spaces and/or saleable spaces including similar proportionate share in the land and common parts area and facilities in or at the said property. The liability of three existing occupants or tenants shall be borne by the developer only. The owner shall issue the letter in favour of the tenant for attorning their rent in favour of the developer and as such the developer shall be solely realize the rent and/or any payment from the tenants or occupiers and the liability of all the tenants shall be on the developer as per his choice.

Dismantling of the old premises shall be realized by the developer only.

ADDITIONAL REGISTRAR
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(xi) **ADVOCATE** : Shall mean Smt. Chaitali Chatterjee, Advocate of 12, Beadon Row, Kolkata–700006.

4. That before taking up the constructional work the party hereto of the Second Party shall obtain necessary sanction from the Kolkata Municipal Corporation and/or any other statutory and/or local body or bodies with regard to each and every aspect of the constructional work. Be it specially noted here that the parties hereto of the First Part shall not in any manner whatsoever be liable and/or responsible for any deviation and/or non-compliance of any statutory rules and regulation made by the party hereto of the Second Part. The developer undertake to pay any damages, penalties and/or commanding fees payable to the authority or authorities concerned relating to any deviation.

5. That the party hereto of the Second Part shall complete the entire constructional work within 24 (twenty four) months from the date of obtaining sanction plan from the Kolkata Municipal Corporation. The time of the completion of the proposed building is the essence of this contract.

The party of the first part shall not be responsible to pay any damages for delay due to some unforeseen circumstances or act of God or situations beyond control.

The developer shall handover the possession of the owners allocation to the owner within the aforesaid period of 24

ADDITIONAL REGISTRAR
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(twenty four) months from the date of obtaining sanction plan from the Kolkata Municipal Corporation.

6. That the party hereto of the Second Part will be at liberty to enter into any agreement for sale and/or transfer of the flats in respect of the party of the developer's allocation without obtaining any sort of approval and/or consent from the party hereto of the First Party on such terms, conditions, covenants and stipulations including acceptance of consideration that may be agreed upon by the parties hereto of the Second Part and the intending Purchaser or Purchasers without jeopardizing the right, title, interest and possession of the first parties allocation in any manner whatsoever. It is specifically made clear that until and unless the possession of the owners allocation is handed over, the developer shall not be entitled to give possession to its prospective purchasers and/or execute and register the Deed of Conveyance in respect of the Developer's Allocation.

7. Both the parties hereto i.e. the party of the first part and Second Part undertake to abide by all the statutory rules and regulations laid down by various authorities for construction of a building.

8. That the party hereto of the Second Part shall receive all amounts viz. booking money, Earnest Money, Sale Proceeds from the intending Purchasers for booking and/or allotment

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of the flats falling within the purview of the party of the second part allocation and shall execute valid receipts for the same without making the parties hereto of the first part liable and/or responsible for the same in any manner whatsoever.

9. As stipulated above the parties hereto of the First Part shall be duty bound to execute appropriate deed of transfers in favour of the intending purchasers to be nominated by the party hereto of the Second Part and all stamp duty, registration cost, Advocate's Fees and/or other allied and/or incidental expenses shall be borne by the intending purchasers.

10. That the Owner shall execute and register a General Power of Attorney in favour of the Developer or its proprietor as the case may be to facilitate the Developer to have plan for constructing the said Building sanctioned by the Kolkata Municipal Corporation for construction of the Building according to the plan sanctioned by the Kolkata Municipal Corporation. Such Power of Attorney shall empower the Developer to sell flats, car parking space, shops and other covered spaces, if any, within the Developer's Allocation and for such purpose, to enter into an Agreement for Sale with its intending purchaser(s) and to receive all earnest money and all payments towards consideration money and to sign and execute and register the Deeds of Conveyance in respect of the said flats, car parking space, shop and

ADDITIONAL REGISTRAR
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covered space in the Developer's Allocation, subject however to the condition that possession of the Developer's Allocation and execution and registration of the Deeds of Conveyance in respect of the Developer's Allocation shall be made after handing over possession of the Owner's Allocation.

11. On completion of the proposed new building the developer shall deliver the possession of the Owner's allocation through a possession letter in respect of the owner's allocation to the owner and also provide thereon and occupancy certificate in respect of the said newly constructed building form the KMC.

12. Notwithstanding anything contained above with regard to the time limits in respect of the constructional work to be completed within 24 (twenty four) clear months from the date of sanction plan the said period may be extended for another 3 months in case of any natural calamity and/or Act of God beyond the control of the Party hereto of the Second Part.

13. The Second Party shall make earnest endeavor to get the plan sanctioned by the Kolkata Municipal Corporation within 6 months from the date of execution of this agreement.

ADDITIONAL REGISTRAR
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14. The Developer shall have the right to appoint Contractors for the construction of the building and hereby undertakes to indemnify and keep the Owners indemnified from and against any and all third party claims, demands for compensation or otherwise and actions whatsoever arising out of or any act or omissions of the Developer and/or the contractor or any accident or otherwise in or relating to the construction of the building. Any workmen, labourer used, employed or to be used and employed by the Developer for constructing the Building shall remain at the Developer and/or his agent's sole risk and responsibility.

15. That the owner shall pay the entire municipal taxes due upto the date of execution of this agreement and thereafter the party hereto of the Second Part shall pay all Municipal Taxes and other outgoings on and from such date till the completion of the constructional work and/or handing over the owner's allocation.

16. The developer hereby agrees and covenants and undertake that they shall provide suitable alternative accommodation to the owner at the cost and expenses of the developer till the completion of the said building.

17. The owner undertakes to vacate his possession in respect of the Schedule–A property to the developer within 15 days from the date of sanction plan granted by the Kolkata Municipal Corporation.

ADDITIONAL REGISTRAR
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15 MAY 2018

18. That the party hereto of the Second Part shall be liable for maintenance, safety and security of the owners allocation till the possession of the said owner's allocation is handed over to the owner.

19. That the parties hereto of the First Part shall be exclusively entitled to the first parties allocation in respect of the said building with exclusive right to sell, transfer or otherwise deal with or dispose of the same to such price or prices as she may deem fit without any right, claim or demand whatsoever of the Party hereto of the Second part after receiving allocated portion of the total constructed area from the developer.

20. The both parties hereto undertake to keep themselves indemnified against all third party claims and actions arising out of any sort of act in respect of their allocated portion.

21. There is no excess vacant land at the said premises within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

22. All expenses for obtaining the sanctioned plan from the Municipal Authority including expenses for construction by engaging Architect, Engineers, building surveyors, men,

ADDITIONAL REGISTRAR
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masons shall be borne by the party hereto of the Second Part only.

23. Both the party herein shall enjoy their respective allocation/portions in the said new constructed building under their occupation forever with absolute right to alienate, transfer and such rights of the parties in no way could be taken of or infringed by either of the parties under any circumstances.

24. Neither party shall demolish any wall or other structure in their respective proposed allocation or any portion thereof or make any structural alteration therein without the previous consent of the others in this behalf.

25. Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be and shall be responsible for any deviation and/or breach of any of the said laws and regulations.

26. The respective allottees or their transferees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceilings etc. in good and working condition and in particularly so as not to cause any acts to other occupiers of the building and indemnify from and against the consequences of any breach.

ADDITIONAL REGISTRAR
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27. Neither the party nor their transferees shall do or cause or permitted to be done any act or thing which may render void any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from the consequences of any breach.

28. That the owner herein undertakes not to create any kind of charge or mortgage including that of equitable mortgage by depositing the title deed of the said property and/or any portion thereof at any time during the subsistence of this agreement.

29. That the parties in this agreement can seek specific performance of this agreement in case the need so arises from a competent Court of law having jurisdiction over the property as described in Schedule "A".

30. The details of materials to be used by the party of the second part in construction have been depicted in the **SCHEDULE "C"** hereunder written.

Sanit Mitter

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about 5 Cottah 1 Chittacks 22 sq. ft. along with 60 years old two storied building occupied by tenants with constructed covered area 3000 sq feet more or less with cemented flooring lying and situated at Municipal Premises No.13/1B, Balaram Ghosh Street, P.S. Shyampukur, P.O. Shyambazar,

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OF ASSURANCE-II, KOLKATA

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Kolkata-700004, within the limits of the Kolkata Municipal Corporation, Ward No.10, which is butted and bounded as follows:-

ON THE NORTH	:	By 13/2, Balaram Ghosh Street.
ON THE SOUTH	:	By 13/1B, Balaram Ghosh Street, Lot-B.
ON THE EAST	:	By K.M.C. Swear Ditch.
ON THE WEST	:	By Balaram Ghosh Street.

THE SCHEDULE 'B' REFERRED TO ABOVE:

(OWNER'S ALLOCATION)

Shall mean (i) 2000 sq.ft. 3 BHK Flat (including super built up area), (ii) 600 sq.ft. 1 BHK (including super built up area), (iii) 2 nos Servant Rooms at Ground Floor (having superbuilt up area of 100 sq.ft. each) & (iv) 1 car parking space on the ground floor of the new building out of the total the constructed area sanctioned by the KMC in the New Constructed building including similar proportionate share in the land and common parts area and facilities of the said building which is morefully described in the **SCHEDULE "B"** hereunder written.

The developer shall also pay Rs.60,00,000/- (Rupees Sixty Lakhs) only as non refundable amount in faovur of the owner as follows :

a) At the time of singing of this agreement Rs.2,00,000/-
b) After four months of singing of this agreement Rs.15,00,000.00

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b) After sanctioning of the plan and getting vacant possession of owner's occupied area Rs.28,00,000/-.

c) After one and half year of starting of construction Rs.7,00,000/-

d) After handing over possession/obtaining completion certificate from KMC Rs.8,00,000/-

SCHEDULE "C" ABOVE REFERRED TO:

(Specification of constructions)

(Details of construction of building/flat/unit)

1. **STRUCTURE** : Building Designed with R.C.C. frame structure rests on individual column foundation as per structural design approved by the competent Authority.
2. **EXTERNAL** WALL : 8" or 5"thick brick wall and Plastered with Cement Mortar.
3. **INTERNAL WALL** : 5" or 3" thick brick wall and Plastered with Cement Mortar.
4. **FLOORING :** All the Flooring will be of marble with 3" to 6" skirting, including Kitchen & Toilet. Lofts of two bath rooms giger line in common bath rooms.
5. **DADO** : The Toilet dado upto 6' height with Glazed Tiles of Standard brand.
6. **KITCHEN :** Cooking platform and sink will be of black stone and 2'- 0" height white Glazed Tiles above the platform to protect the oil spot. Two C.P. bib cocks point

ADDITIONAL REGISTRAR OF ASSURANCE-II, KOLKATA

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will be provided, three racks (cement concrete) in the kitchen shall be provided.

7. **TOILET :** One Anglo-Indian type Commode with P.V.C. cistern in common toilet and another of western type pan Commode with P.V.C. cistern in privy. In each toilet two C.P. bib cocks point, one Shower point will be provided, One wash hand basin in dinning space, toilet doors will be of PVC make.

8. **DOORS** : All doors frame of good quality Wood and Main Door will be of best quality wooden and other will be of flash type door and Peephole in main entrance door. Anodized tower bolt in all doors.

9. **WINDOW** : Alluminium frame with fitted by glass and M.S. Grill.

10. **SANITORY SYSTEM** :- Complete with standard G.I. Pipe of inside and P.V.C. Pipe of outside fittings.

11. **ELECTRIC WORKS :-**

(a) Full concealed wiring with copper conduct.

(b) In bed rooms three light points, one 5 amp plug point and one fan point.

(c) In dinning/Living Room four light points, two fan points, one 5 amp. plug point, one 15 amp plug point and a T.V. point.

(d) Kitchen - One light point, one exhaust fan point and one 15 amp. plug point.

(e) Toilet - One light point, One exhaust fan point in each toilet.

(f) Verandah - One light point.

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OF ASSURANCE-II, KOLKATA

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(g) One light point on top of the basin.

(h) One light point at out of the main entrance.

(i) One calling bell point at the main entrance.

(j) Provision of A.C. electric line in two bed rooms.

12. PAINTING:

Inside wall of the Flat will be plaster of parish/putti and external wall with Snowchem or equivalent.

13. ERECTION OF BOUNDARY WALL FITTINGS WITH GRILL GATE.

14. COMMON SERVICE AND UTILITIES AREA : One water pump, one over head water Tank, Septic Tank, common Passages, Roof and Terrace, Stair and stair case, common passage, main electric Meter, Electric wiring, Drainage and sewer, columns, beams walls and others to be decided by the Party of the second part from time to time.

15. EXTRA WORKS : Any extra work other than our standard specification (life lift or any extra) shall be charged extra as such amount shall be Deposited before the execution of such work to the Party of the second part.

SCHEDULE "D ABOVE REFERRED TO

(DESCRIPTION OF THE COMMON AREAS)

1. Staircase on all floors, staircase landing on all floors and lift.
2. Common passage from the main road to the building.
3. Water pump, water tank and other plumbing installation and pump room, overhead tank.

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

15 MAY 2018

4. Drainage and sewers.
5. Boundary walls and main gate,
6. Such other fittings and fixtures which are being used commonly for beneficial enjoyment of the individual facilities/amenities.

SCHEDULE "E" ABOVE REFERRED TO

(DESCRIPTION OF THE COMMON EXPENSES)

1. The expenses of maintaining, repairing, redecorating, renewing the main structure or roof and in particular the drainage system, sewerage system, rain water discharge arrangement, water, electricity supply system to all the common areas as mentioned in Schedule 'D' hereinbefore.
2. The expenses of repairing, maintaining, white washing and colour washing the main structure outer walls and common areas of the building.
3. The costs of cleaning and lighting the entrance of the building and the passage and spaces around the building lobby, staircase and other common areas.
4. Salaries of all persons and other expenses for maintaining the said building.
5. Municipal taxes, water taxes, insurance premium and other taxes and other outgoings whatsoever as may be applicable and/or payable on the said building.
6. Such other expenses as may be necessary for or incidental in the maintenance and up-keepment of the premises and the common facilities and amenities.

ADDITIONAL REGISTRAR OF ASSURANCES

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

15 MAY 2018

IN WITNESS WHEREOF the parties hereof have signed sealed and executed this deed the date, month and year first above written.

SIGNED SEALED AND DELIVERED

by the **PARTIES** hereto of the First

Part in presence of:-

1. (PRASANTI DEY)
21A, B. G. Street,
Kolkata - 700004

Samit Mitter

SIGNATURE OF THE OWNER

2. Sanat Pal
Gurap.
Hooghly

KAIZEN BUILD CON
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by :

Chaitali Chatterjee

CHAITALI CHATTERJEE
Advocate
City Civil Court, Calcutta.
Enrolment No.WB-706 of 2006.

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

15 MAY 2018

SPECIMEN FORM FOR TEN FINGER PRINTS

Amit Mitta

LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND	THUMB	FORE	MIDDLE	RING	LITTLE

KAIZEN BUILD CON

Proprietor

LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND	THUMB	FORE	MIDDLE	RING	LITTLE

ADDITIONAL REGISTRAR OF ASSURANCE-II, KOLKATA

15 MAY 2018

****

DATED THIS 15TH DAY OF MAY, 2018

****

BETWEEN

SRI SAMIT KUMAR MITTER

.... ***OWNER***

AND

KAIZEN BUILD CON

.... ***DEVELOPER***

DEVELOPMENT AGREEMENT

CHAITALI CHATTERJEE
Advocate
City Civil Court, Calcutta

(3)

Major Information of the Deed

Deed No :	I-1902-01707/2018	Date of Registration	15/05/2018
Query No / Year	1902-0000741860/2018	Office where deed is registered	
Query Date	10/05/2018 1:04:27 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	CHAITALI CHATTERJEE C C COURT CAL,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836118227, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]	
Set Forth value		Market Value	
		Rs. 2,45,02,931/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,071/- (Article:48(g))		Rs. 5,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Balaram Ghosh Street, , Premises No. 13/1B, Ward No: 10

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		5 Katha 1 Chatak 22 Sq Ft		2,33,55,431/-	Property is on Road
	Grand Total :				8.4035Dec	0 /-	233,55,431 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	0/-	11,47,500/-	Structure Type: Structure Tenanted,
	Gr. Floor, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	3000 sq ft	0 /-	11,47,500 /-	

Major Information of the Deed :- I-1902-01707/2018-15/05/2018

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Fringerprint**	**Signature**
	Mr SAMIT KUMAR MITTER Son of Late SALIL KUMAR MITTER Executed by: Self, Date of Execution: 15/05/2018 , Admitted by: Self, Date of Admission: 15/05/2018 ,Place : Office	 15/05/2018	 LTI 15/05/2018	Samit Mitter 15/05/2018
	13/1B, BALARAM GHOSH STREET, P.O:- SHYAMBAZAR, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEKPM8410L, Status :Individual, Executed by: Self, Date of Execution: 15/05/2018 , Admitted by: Self, Date of Admission: 15/05/2018 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**KAIZEN BUILD CON** 21, BALARAM GHOSH STREET, P.O:- SHYAMBAZAR, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004 , PAN No.:: AFIPB2724D, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr TARUN BANERJEE (Presentant) Son of Late CHANDRA SEKHAR BANERJEE Date of Execution - 15/05/2018, , Admitted by: Self, Date of Admission: 15/05/2018, Place of Admission of Execution: Office	 May 15 2018 2:58PM	 LTI 15/05/2018	Tarun Banerjee 15/05/2018
	21A, BALARAM GHOSH STREET, P.O:- SHYAMBAZAR, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFIPB2724D Status : Representative, Representative of : KAIZEN BUILD CON (as PROPRIETOR)			

Major Information of the Deed :- I-1902-01707/2018-15/05/2018

Identifier Details :

Name & address	
Mrs CHAITALI CHATTERJEE Wife of Mr P S ROY C C COURT CAL, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr SAMIT KUMAR MITTER, Mr TARUN BANERJEE	
Chaitali Chatterjee	15/05/2018

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr SAMIT KUMAR MITTER	KAIZEN BUILD CON-8.40354 Dec

Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr SAMIT KUMAR MITTER	KAIZEN BUILD CON-3000.00000000 Sq Ft

Endorsement For Deed Number : I - 190201707 / 2018

On 15-05-2018

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 13:40 hrs on 15-05-2018, at the Office of the A.R.A. - II KOLKATA by Mr TARUN BANERJEE ,.

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 2,45,02,931/-

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

Execution is admitted on 15/05/2018 by Mr SAMIT KUMAR MITTER, Son of Late SALIL KUMAR MITTER, 13/1B, BALARAM GHOSH STREET, P.O: SHYAMBAZAR, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Business

Indetified by Mrs CHAITALI CHATTERJEE, , , Wife of Mr P S ROY, C C COURT CAL, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Major Information of the Deed :- I-1902-01707/2018-15/05/2018

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

Execution is admitted on 15-05-2018 by Mr TARUN BANERJEE, PROPRIETOR, KAIZEN BUILD CON (Sole Proprietoship), 21, BALARAM GHOSH STREET, P.O:- SHYAMBAZAR, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004

Indetified by Mrs CHAITALI CHATTERJEE, , , Wife of Mr P S ROY, C C COURT CAL, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021/- (B = Rs 5,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/05/2018 8:39PM with Govt. Ref. No: 192018190238047251 on 14-05-2018, Amount Rs: 5,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 518427700 on 14-05-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 40,021/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 22752, Amount: Rs.50/-, Date of Purchase: 15/05/2018, Vendor name: S Mukherjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/05/2018 8:39PM with Govt. Ref. No: 192018190238047251 on 14-05-2018, Amount Rs: 40,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 518427700 on 14-05-2018, Head of Account 0030-02-103-003-02

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1902-01707/2018-15/05/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2018, Page from 61445 to 61478

being No 190201707 for the year 2018.

Seal of the Additional Registrar of Assurances-II, Kolkata

Digitally signed by ASIT KUMAR JOARDER
Date: 2018.05.22 17:11:47 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 22-05-2018 17:11:39
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)