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I-7144/2021.



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09/11/21

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

Q.No. 2002304888/21

AG 618968

Visit Commission Case No. 1105/21

Notarized that the document is admitted & registered. The duplicate sheet and the original sheet are retained with this Notary at the place of his office in

Subd. Officer Sub-Reg. No. 201/2021, South 24 Parganas

[Signature]
09/11/21

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DEVELOPMENT AGREEMENT

This agreement for development is made this 8th day of November 2021.

BETWEEN

L. No. 215 Date 08 NOV 2021
 Name Somenendra Chatterjee
 Address 102 Kishor Sonapur
 Value 24

I SUBHRANSU B.
 Char No. 679244346
HAKRABORTY, PA.
 Sons of Late Subhe
 P.S. Sonapur
 Sri Tap
 and

Govt. Stamp Vender
 SAEYAKCHI DEB.
 Sonapur A.D. S.R.O., Kol-150

Sukhman Bh. Chatterjee
 3343
 8/11/2021



Sukhman Bh. Chatterjee



3344
 8/11/2021

Sukhman Bh. Chatterjee



3345
 8/11/2021

Swapna Berojee



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 8/11/2021

Tapai land
 20 A land
 Sonapur, Kol-150



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SRI SUBHRANSU BHUSAN CHAKRABORTY, PAN- ACBPC8598G, Aadhaar No. 679244349547, **2. SRI SNEHANGSU BHUSAN CHAKRABORTY**, PAN- ARFPC9644J, Aadhaar No. 562694162838, both are sons of Late Subhendu Bhusan Chakraborty, both are of Village and P.O.- Rajpur, P.S- Sonarpur, Dist. South 24 parganas **3. SMT. SWAPNA BANERJEE** wife of Sri Tapan Banerjee PAN- CFTPB0622K, Aadhaar No. 993891688521, of Village and Post Office Rajpur, P.S. Sonarpur, Dist. South 24 Parganas, **4. SRI SOUMENDRA BHUSAN CHAKRABORTY** PAN- ACMPC1118P, Aadhaar No. 566963474958, **5. SRI SAKTI BHUSAN CHAKRABORTY** PAN- ACOPC7906M, Aadhaar No. 524346800496, **6. SRI SATYABRATA CHAKRABORTY** PAN- AKEPC1830G, Aadhaar No. 967388126596, **7. SRI SAURENDRA BHUSHAN CHAKRABARTI** PAN- AGSPC7338P, Aadhaar No. 951127179136, **8. SRI SAMARENDRA BHUSAN CHAKRABORTY**, PAN- ACWPC3746P, Aadhaar No. 346347368459, all are sons of Late Sailaja Bhusan Chakraborty **9. SMT. BELA BOSE** wife of Late Sanjit Kumar Bose, PAN- AXEPB3824C, Aadhaar No. 957513803307, **10. SMT. MITALI BHATTACHARYA** wife of Sri Ashim Bhattacharya PAN- ASCPA5665K, Aadhaar No. 628508076511, and all are of Village and Post Office Rajpur, P.S. Sonarpur, Dist. South 24 Parganas hereinafter referred to as the OWNERS (which term or expression unless excluded by or repugnant to the context shall deem to mean and include their respective heirs, legal representatives, executors, successors and assigns) of the **ONE PART**.

AND

M/S DAMASK REALTY PRIVATE LIMITED a private limited company having its PAN- AAECD7415K and registered office at 18, Baishnabghata Road, P.O. Naktala P.S.- Netaji Nagar Kolkata- 700 047 being represented by one of its Directors namely **SRI RATAN KUMAR GHOSH** son of Late Haran Chandra Ghosh PAN: ADZPG2916K, Aadhaar No. 714202691142, of 18, Baishnabghata Road, P.O. Naktala P.S.- Netaji Nagar Kolkata- 700 047 hereinafter referred to as the **DEVELOPER** (which term of expression

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Soumenendra Bhadran Chakrabarty

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Sakti Bhushan Chakrabarty

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8/11/2021

Satyendra Brahma Chakrabarty

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8/11/2021

Sarvendra Bhushan Chakrabarty

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8/11/2021

Samatendra Bhushan Chakrabarty

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8/11/2021

LT of BKS Bose
by the pen of Tapasbandu

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8/11/2021

Mitali Bhattacharya

3346
8/11/2021

DAMASK REALTY PVT. LTD.

Ratan Keesam Anand
Director



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... excluded by or r
... accessors-in-office, adn
the OTHER PART.

WHERE

unless excluded by or repugnant to the context shall deem to mean and include its successors-in-office, administrator, executors, legal representatives and assigns) of the **OTHER PART**.

WHEREAS:

- A. One **Sailaja** Bhusan Chakraborty, Sitangshu Bhusan Chakraborty each having one-third share and Subhendu Bhusan Chakraborty and Saradindu Bhusan Chakraborty each having one-sixth share were the recorded owners in respect of the total land measuring about 19 kathas and 8 chataks more or less lying in Mouja-Rajpur, Pargana- Medanmallah, J.L.No-55, R.S.No-109, Touji No-255 in R.S. Dag No-2128 formerly under R.S. Khatian no 886 thereafter Khatian Nos 1585,1587,1592 and 1593 under police station Sonarpur, District-South 24 Parganas.
- B. While in possession of the said land said Subhendu Bhusan Chakraborty died intestate leaving behind his mother Durga Debi, his wife Latika Debi, three sons namely Samir Chakraborty, **Subhransu** Bhusan Chakraborty, **Snehangsu Bhusan** Chakraborty and one daughter Swapna Banerjee as his only heirs who jointly inherited the undivided share of the said deceased.
- C. Said **Sailaja** Bhusan Chakraborty also died leaving behind his wife Mahamaya Debi, five sons namely Soumendra Bhusan, **Sakti** Bhusan, Satyabrata, Saurendra, Samarendra Chakraborty and two daughters namely Bela Bose and Mitali Bhattacharya as his heirs who jointly inherited the share of the said deceased.
- D. Said Sitangshu Bhusan Chakraborty also died leaving behind his one son Sujit Bhusan Chakraborty and two daughters namely Dipti Mukherjee and Kanika Chatterjee as his only heirs who jointly inherited the undivided share of the said deceased in the said property.

E. Said S.



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- E. Said Saradindu Bhusan Chakraborty and other heirs of the said recorded owners, for their exclusive possession and enjoyment of their respective share, amicably partitioned the said property amongst themselves by executing one deed of partition on 27.03.1992. Said deed was registered in the office of the District Registrar at Alipore and recorded in Book No-I Volume no-105 pages 448 to 460 Being No-5602 for the year 1992.
- F. As per the said deed of partition dated 27.03.1992 said Saradindu Bhusan Chakraborty and heirs of late **Subhendu** Bhusan Chakraborty being the First Party jointly got land measuring about 5(five) kathas and 9(nine) chataks more or less out of the said total land to their share which has been described in schedule "kha" and depicted by red border in the plan annexed to the said deed.
- G. Being the owners in the manner stated above said Saradindu Bhusan Chakraborty and others mutated their names in respect of their said land being portion of Plot No. 2128 under Khatian No 1592, 1593 in Mouja-Rajpur in the office of the Rajpur-Sonarpur Municipality and after such mutation and separate assessment said portion of land has been known and numbered as 548, Aghore Sarani, with in ward no 16 of the Rajpur-Sonarpur Municipality.
- H. While in possession and enjoyment of the said land and structure said Saradindu Bhusan Chakraborty, Durga Debi, Latika Debi and Samir Bhusan Chakraborty who was a bachelor died intestate leaving behind the owners no-1 to 3 of these present as their heirs who are now in possession and enjoyment of the said property.
- I. As per the said deed of partition dated 27.03.1992 said heirs of Sailaja Bhusan Chakraborty namely Soumendra Bhusan Chakraborty and others being the Second Party, jointly got land measuring about 6 kathas and 1 chatak on the Southern portion and 1 katha 4 chataks and 13 sq.ft on the northern portion, in total 7 kathas 5 chataks and 13 sq.ft. more or less exclusively to their share which has been described in Schedule "Ga" and depicted by Blue colour in the plan annexed thereto.



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- J. Being the owners said Soumendra Bhusan Chakraborty and other being owners no 4 to 10 of these present mutated their names in the office of the B.L.&L.R in respect of the said land being portion of Plot No 2128 under Khatian No 1587 in Mouja-Rajpur as well as in the office of the Rajpur-Sonarpur Municipality and after such mutation and separate assessment said portion of the land has been known and numbered as Holding no 549, Agore Sarani, within ward no 16 of Rajpur Sonarpur Municipality. Be it stated here that said Mahamaya Debi also expired during this period.
- K. Said heirs of Sitangshu Bhusan Chakraborty namely Sujit Bhusan Chakraborty and other being the third party were jointly allotted land measuring about 6 kathas 9 chataks and 32 sq. ft. more or less which has been described in schedule "GHA" and depicted by green colour in the plan annexed thereto.
- L. Accordingly said owners are now in possession and enjoyment of their respective portion without any interference from others.
- M. Said **Subbransu** Bhusan Chakraborty, **Snehangsu** Bhusan Chakraborty and Swapna Banerjee, the owners no 1 to 3 of these present have decided to develop their land measuring about 5(five) Kathas and 9(nine) chataks more or less being Holding No 548, Aghore Sarani and said Soumendra Bhusan Chakraborty and others, the owners no 4 to 10 of these present decided to develop their land on the southern side measuring about 6(six) Kathas and 1(one) chatak being portion of Holding No-549, Aghore Sarani i.e. in total 11(eleven) kathas and 10 (ten) chataks more or less comprising of two holdings as mentioned above and accordingly approached to the Developer of these present. Considering the proposal of the owners the developer has agreed to execute the project for their mutual benefit.
- N. The parties hereto enter into this agreement on the following terms and conditions.

In this Agreement the following additional expressions shall unless repugnant to the context shall have the meaning assigned thereto:



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- (i) "The said Land" means **ALL THAT** area of land measuring about 5 Kathas 9 Chitaks in Holding no. 548 Aghore sarani and 6 Kathas 1 Chitaks being southern portion Holding No. 549, Aghore sarani in total 11 Katha and 10 chatak in mouza Rajpur R.S. dag No. 2128 under Khatian No. 1585, 1587, 1592 and 1593 in ward No. 16, of Rajpur Sonarpur municipality, P.S. Sonarpur, District- South 24 Parganas, morefully mentioned and described in the First Schedule written hereunder.
- (ii) "Project" means a housing project with commercial spaces if any to be constructed and developed on the said Land by the Developer. In terms of the Agreement.
- (iii) "Building Plan" means the plan for construction of the buildings and other structures on the said Land as may be sanctioned by the appropriate authority. Build plan would be prepared taking into consideration the suggestion of the land owners.
- (iv) "Saleable Area" means the constructed area within the Developers allocation of the Project including Flats, Units, Commercial Areas, servants quarters, Parking Spaces, covered / open and other areas in the Buildings as also the open spaces within the Project, which can be separately occupied, used and enjoyed within the said Project with adjustment of the owners allocation as may be mutually agreed between them as described herein below.
- (v) "**Common Areas**" means the areas in the Project meant for common use and enjoyment and includes passages, lobby, staircase, lift, and more fully described in the Second Schedule hereunder but does not include the Saleable Areas.
- (vi) "Common Services" means all essential services, facilities and utilities in the Project as may be decided by the Developer to be installed and/or provided therein, such as, water and electricity in the Common Areas, lift, plumbing, sanitation, drainage, sewerage etc. and shall include all equipment, apparatus, fittings, plumbing required for providing such services facilities and utilities.



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- (vii) "Sale Consideration Amount" for the purpose of this agreement shall mean the amounts received against Booking / Allotment and Transfer of the Units, Parking Spaces and other Saleable Spaces from time to time including the consideration for Transfer of the Units, Parking Spaces and other Saleable Spaces (which, inter alia, includes price, consideration and others), but shall exclude all other amounts including those defined under Miscellaneous Receipts herein (which amounts shall be collected realized and appropriated by the Developer alone)
- (viii) "Owners Allocation" shall mean :
- For Owners No. 1 to 3- 39% of the Constructed area in proportion to their land, out of 39% , 50% will be of Developer choice and 50% will be of owners choice.
- And
- For owner no 4 to 10 – 39% of the constructed area in proportion to their land, out of 39% 50% will be of Developer choice and 50% will be of owners choice. Be it stated here that if any excess area be allotted to any party then the party having such excess area shall remain liable to pay Rs. 2800.00 per Sq. Ft. (Super Built Up) to the Developer before taking Possession.
- (ix) "Developers Allocation" means 61% of constructed area and also all other receivables apart from Sale Consideration Amount.
- (x) "Development Commencement Date" means the date of Sanction of the Building Plan by the appropriate authority for the said Project.
- (xi) "Allottees" means the persons who shall book and/or enter into agreements for purchasing and acquiring or have purchased and acquired Units and/or Parking Spaces in the Project.
- (xii) "Proportion" or "Proportionate" in the context of Owners Share and Developers Share shall be at the ratio of 39:61.



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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. DEVELOPMENT OF THE SAID LAND

- 1.1. The Owner and each one of them hereby grants exclusive right of construction, execution and development of the Project on the said Land unto and in favour of the Developer with an object and intent to raise the multi-storied building the owners and the developer shall have right to sell transfer or deal with their respective portion as per their discretion. Sale Proceeds shall be received by the parties hereto for their respective portion
- 1.2. The Developer shall execute and construct the Project in accordance with the Building Plan and with the specifications stated in Annexure "A" attached hereto.
- 1.3. The Developer shall cause B.L.&L.R. Mutation in respect of the land of owners No. 1 to 3 at its cost and shall pay the rent including arrear if any upto the date such mutation. The cost of such mutation shall be adjusted by the Developer with their allocation in the said project.
- 1.4. The Developer shall amalgamate the said two holding ie 548 & 549 Aghore Sarani into one holding and owners shall execute all required documents for the same as and when they will be asked for by the Developer.
- 1.5. The Developer at its own costs and expenses shall get the Building Plan sanctioned by the appropriate authority.



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- 1.6. The Owners shall execute and register a Power of Attorney in favour of the Developer and also to take all steps for marketing for the developer's Allocation of the Project and for that purpose to make bookings, enter into agreements for sale, execute sale deeds of Saleable Areas comprised in the Project in the name and on behalf of the Owners.
- 1.7. The Owners confirm that such Power of Attorney is an agency coupled with interest and such power of attorney shall continue to remain in full force and effect notwithstanding death of the Owners and shall be fully binding upon the Owners and their legal heirs as if such power of attorney has been executed and registered by each of the legal heir of the deceased executant.
- 1.8. The Developer as the agent of the Owners shall be at liberty to sign the Building Plan and take all steps for getting the Building Plan sanctioned by appropriate authority
- 1.9. If for the purpose of obtaining sanction of the Building Plan the Owners are required to gift any part or portion of the said Land to the Municipality or any other authority then the Developer as the agent of the Owners shall be at liberty to execute and register such Gift Deed in favor of the Municipality or the concerned authority in the name and on behalf of the Owners and the Owners shall be bound by such gift.
- 1.10. All costs and expenses for sanction of the Building Plan shall be borne and paid by the Developer. Developer shall **construct** one Ground Plus Four storied building or building as it would be advised by the architect on the entire land on amalgamation as per plan to be approved by the Rajpur-Sonarpur Municipality.



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- 1.11 If for regularization of any deviation the Developer becomes liable to make payment of any regularization fees, charges, penalty, then all such costs and expenses shall be contributed by the Developer.

2. **PROJECT**

- 2.1. The Project shall be a residential housing project comprising of several residential units, parking spaces with some commercial spaces as may be decided by the Developer.
- 2.2. It is recorded that –
 - (a) The Owners deliver quiet, vacant and peaceful possession of the said Land to the Developer.
 - (b) The Owners have handed over the original title deeds of the said Land to the Developer and the Developer shall make over the same to the association of the Allottees at the time of handing over the maintenance of the Project and/or completion of the Marketing of the Project whichever is later.
- 2.3. The Developer shall be solely liable and responsible for execution of the Project and Marketing of the Saleable Area comprised in the Project.
- 2.4. The power of attorney that shall be executed and registered by the Owner in favor of the Developer to make bookings, enter the agreements for Sale and to execute sale deeds of various Saleable Areas comprised in the Project to and/or in favor of the Allottees.
- 2.5. It is made clear that the Owner shall be liable to pay municipal tax, land revenue and all other outgoings on the said Land for the period immediately preceding the date Development Commencement Date and the Developer shall have no liability relating thereto. The flat owners would be responsible for payment of taxes and revenues etc. only after intimating for taking possession of their respective flats. Till such intimation for handing over the flats to the owners, the Developer will bear and pay the taxes and revenues.



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- 2.6. The Developer shall complete construction of the Project and make the Project ready for use and occupation within a period of 30 Month from the Development Commencement Date subject to Force Majeure circumstances. The Developer shall be allowed a grace period of 6 (Six) months incase said project can't be completed within the said stipuiated period.
- 2.7. The Developer shall have a right to charge or encumber or mortgage its share or interest in the Project and accordingly such charge, encumbrance or mortgage shall be limited to 61% of the property comprised in the Project being the proportionate share of the Developer. It is made clear that the Developer shall have no right to charge or encumber or mortgage the Owners Allocation or any area beyond 61%.

3. CONSIDERATION

- 3.1. In consideration of the Owners providing the said Land and carrying out their other obligations as stated in this Agreement the Owners shall be exclusively entitled to the Owners allocation ie 39% of the constructed area for owners no. 1 to 10 in proportion of their land at Holding No. 548 and 549 Aghore Sarani. Be it stated that 50% of the said Owners allocation shall be Developer choice and remaining 50 % shall be owners choice.
- 3.2. In consideration of the Developer carrying out execution and construction of the Project at its own costs and expenses the Developer shall be exclusively entitled to the Developers allocation of 61% and any other proceeds or receivable in connection with the Project.
- 3.3. All costs charges and expenses for execution and construction of the Project shall be borne and paid by Developer.



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- 3.4. G.S.T. on execution of the Project shall be shared by the parties proportionately i.e. in proportion to their respective allocation in the Project. Be its stated here that the owners shall be pay their proportion of G.S.T. to the Developer before taking possession of their allotted allocation in the said building, as per the government's GST rules prevailing at all material time i.e. from the date agreement till the handing over possession of owners allocation.
- 3.5. Nothing contained in this Agreement shall be construed or deemed to be a partnership between the Owners on the one hand and Developer on the other hand.
- 3.6. Shifting & Accommodation: Both the parties have agreed that one 3BHK flat and one 2BHK flat would be temporarily until possession of the flat provided to the landowners for shifting purpose. It has also been agreed that transportation cost (to and fro) for taking all the luggage and furniture from and back to the newly constructed flat would be borne by the developer.
- 3.7. The Developer will undertake appropriate measures (as agreed by the Developer and the Owners) in separating the connecting roof of 782 Aghore Sarani. The Developer will employ the appropriate machine as agreed by both parties. The Developer will bear these expenses (renting the appropriate machine, labour charge etc.).
- 3.8. The Developer will bear the expenses of repairing the common wall and the roof (after demolition of the old buildings at 548 and 549 Aghore Sarani) of the building situated at 782 Aghore Sarani.
- 3.9. The Developer will bear the cost of repair if any to the building situated at 782 Aghore Sarani caused due to the demolishing of the buildings situated at 548 and 549 Aghore Sarani and while constructing the new apartment building.



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After separation of the old building with that of 782, Aghore Sarani, Developer will paint the cutting portion of the 782 Aghore Sarani, building as well to prevent seepage/damage of the old building.

- 3.10. The Developer will not build any cantilever balconies on the northern side (the side facing 782 Aghore Sarani, of the construction.
- 3.11. The Developer will put a sincere effort to keep the noise and dust level to the minimum during the demolition of the old buildings and construction of the new buildings.

4. MARKETING OF THE PROJECT

- 4.1. It is agreed and understood by and between the parties that the entire Saleable Area comprised in the Project shall be sold and marketed by the Developer and the Developer shall be entitled to the entire sale consideration of the Developers allocation likewise the owners shall have liberty to sale their portion at their discretion.
- 4.2. The owners shall remain liable to bring their separate electric meters for owner allocation at their own cost with the assistance of the developer and shall also pay proportionate share of expenses for purchasing and installation of Generator, Transformer in proportion to their allocation in the said building.
- 4.3. Marketing of the Project shall be carried out by Developer.
- 4.4. Marketing of the Project means all activities relating to selling or marketing of the Saleable Property comprised Developer allocation in the Project and shall include –
- (a) booking of Saleable Areas comprised in the Project with the Allottees;
 - (b) entering into formal agreements for sale with the Allottees;
 - (c) execution of the sale deeds of the Saleable Areas in favour of the Allottees;



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- (d) receipt of all booking amounts, advances, purchase consideration and all other amounts from the Allottees;
 - (e) advertisement of the Project/Project;
 - (f) appointment of the brokers and selling agents;
 - (g) any other activity relating to sale or marketing of the Project;
- 4.5. For Marketing the Project, the Developer shall be at liberty to appoint marketing agents and brokers and also issue advertisements in the media and incur all expenses in connection therewith.

5. DISBURSEMENT OF THE PAYMENT:

- 5.a In case of delay in payment of such amounts as per Clause 3.4 above or any part thereof, the Owners who fails to make payment to the Developer shall be liable to pay interest @ 9% p.a. on the outstanding amounts until actual payment thereof.
- 5.b. The Developer at its sole option shall be entitled to recover all such outstanding payments together with interest from the Owners who remain in default, by adjusting their floor area and for such purposes be entitled to alter the standing instructions as well from time to time.
- 5.c. For the purposes of clarity, it is hereby recoded that the Developer shall be at liberty to receive and deposit any amounts other than the Sale Consideration Amount, e.g. Project Finance, Construction Loans, other loans against the Developers allocation, Miscellaneous Receipts etc. into any account as may be decided by the Developer and the Owners shall have no say in the same.

6. COVENANTS OF THE OWNER

- 6.1. The Owner hereby agree and covenant with Developer that :
- (a) They shall not cause any interference or hindrance in the execution and construction of the Project by the Developer. (provided the Developer follows the contract agreement between the Developer and the Owners and abide by the Government rules).



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- (b) They shall not deal with, transfer, sell, let out, grant, lease, mortgage and/or charge or encumber the said Land or any part or portion thereof without prior consent in writing of the Developer; and
- (c) They shall not disturb the possession of the Developer in respect of the said Land or any part thereof.

6.2. The Owner agrees to execute and register appropriate power of attorney in favour of the Developer for construction and development of the Project and for Marketing subject to the condition that the cost of stamp duty and all other charges on such power of attorney shall be borne and paid by Developer.

6.3. The Owner further agree:

- (a) To sign and execute the Building Plan and all necessary papers, undertakings, affidavits, documents, declarations, agreements and deeds which may be required for obtaining sanction of the Building Plan and construction of the Project of required by the Developer;
- (b) To co-operate with the Developer for execution and construction of the Project and Marketing;
- (c) The Developer shall be at liberty to create a charge over the said Land or proportionate thereof in favour of any bank or financial institution for the purpose of securing any home loan that may be granted by such bank or financial institution to the Allottee for purchasing and/or acquiring the Units comprised in the Project subject to the condition that in the event of any default on the part of the Allottee, the charge of the bank or financial Institution shall be limited to the Unit agreed to be purchased and/or acquired by such Allottee.

6.4. That irrespective of any dispute or differences that may arise amongst the Owner, none of the Owner shall hamper or affect the rights hereby conferred upon the Developer under this Agreement.



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7. COVENANTS OF THE DEVELOPER

- 7.1. The Developer agrees and covenants with the Owner that –
- (a) The Developer shall complete construction of the Project within a period of 30 Months from the Development Commencement Date with a grace period 6 (Six) Months and for this purpose time shall be essence of the contract subject to force majeure circumstances.
 - (b) The Developer shall not transfer and/or assign its rights, benefits, duties and obligations under this Agreement without prior written consent of the Owner.
 - (c) The Developer shall construct the Project in accordance with the Building Plan and shall not violate and contravene the Building Rules & Regulations.
- 7.2. The Developer agrees to keep the Owner saved, indemnified and harmless from or against all claims or actions that may be made or raised by any third party in any matter relating to or arising out of construction and execution of the Project or discharge of performance of any duty or obligation of the Developer under this Agreement.
- 7.3. The Developer shall be liable and responsible for all accidents, breakdowns or any other loss and damage that may arise or be caused at the time of construction of the Project and the Owner shall have no liability therefor. The Developer shall keep the Owner absolutely saved, indemnified and harmless from or against any penalty, liability, claim or consequences that may arise therefrom.
- 7.4. Developer shall be at liberty to dig deep tubewells and erect temporary structures and carry on all lawful activities on the said Land as may be required or necessary for execution construction of the Project.

8. MAINTENANCE OF THE PROJECT

The Developer would maintain the project for 2 years after obtaining completion certificate all expenses born by the flat owners .



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- 8.1. Until formation of the Building Association, the Developer by itself or by any agency appointed by it shall have exclusive right to manage and maintain all Common Areas and provide all Common Services in the Project and the Owner shall not in any way interfere with such right of the Developer.
- 8.2. The Developer, in exercise of such right, shall have right to fix and determine the rate of maintenance charge payable by all the flat owners.
- 8.3. Over and above maintenance charge, Developer shall be entitled to receive and realize G.S.T. or any other applicable taxes on maintenance charge.
- 8.4. The Developer shall be entitled to all profits, if any, arising out of the maintenance services and the Owner shall have no share or right therein.
- 8.5. The flat owners shall pay proportionate maintenance charges and all taxes thereon. The maintenance charge shall be payable within 15th day of the month for which the same shall relate. In default, the unpaid maintenance charge shall attract interest at such rate as may be fixed by Developer.
- 8.6. If the Owner or any of them retains any unit in the Project then they shall also be liable to pay deposits and maintenance charges thereof to the Developer or the Building Association as the case may be.

9. **BREACHES**

The Landowners honor the joint venture in true perspective. Any breach/deviation from the understanding will be sorted out and resolved by mutual discussion. There is no scope for any dispute without mutual discussion.

Save and accept any order from the Ld. Court or local authority, this agreement will remain valid for all practical purposes for 48 months from the date of signing this development agreement. After 48 months, this agreement will be declared null & void and remain ineffective. Both the parties would endeavor their best to complete the project within the scheduled period and in spite of best efforts, for any reason whatsoever, even if the project remains incomplete, it would be declared closed without any benefits to either of the parties.



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- 9.1. The Developer shall not be treated in default if erection and completion of the Project is delayed due to reasons amounting force majeure or any act of God. The circumstances leading to force majeure shall be such as war, riot, pandemic, civil commotion, government restrictions, change in law or non-availability of any building material. The acts of God shall include earthquake, storm, flood and fire.
- 9.2. If due to any act on the part of the Developer the construction and completion of the Project is delayed then the Owner shall be entitled to specific performance of this Agreement and claim damages in addition thereto. However no right of termination remains with the Owner.
- 9.3. In case the Owner commit any breach of this Agreement, the Developer shall be at liberty to initiate proceedings against the Owner either for specific performance of this Agreement or terminate and rescind this agreement and claim all moneys paid and/or incurred by the Developer together with appropriate damages. It is clarified that any delay owing such default o the Owner shall not treated as delay in completion of the project by the Developer.

10. DISPUTE RESOLUTION:

- 10.1. All disputes and differences by and between the Developer on the one hand and the Owner on the other hand as regards construction or interpretation of any term and condition herein contained or in any way touching or relating to this Agreement or any respective rights, duties or obligations of the parties hereto or their privileges shall be referred to arbitration of a sole arbitrator as may be mutually agreed by the parties.
- 10.2. If the parties are unable to agree upon appointment of a sole arbitrator within a period of ten days then the reference shall be made to an arbitral tribunal comprising of three arbitrators; one to be appointed jointly by the Owner and the other to be appointed by the Developer and the two arbitrators so appointed shall appoint the third and/or presiding arbitrator.



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Sonarpur
South 24 Parganas
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- 10.3. If the parties fail to constitute such arbitral tribunal, then any party shall be entitled to approach Court for appointment of a Sole Arbitrator.
- 10.4. Such arbitration shall be conducted in accordance with the provisions contained in the Arbitration & Conciliation Act, 1996 (as amended from time to time) or any statutory modification thereof.
- 10.5. The arbitral tribunal shall be at liberty to frame its own procedure including summary procedure for quick disposal of the arbitration proceeding.
- 10.6. The seat and venue of arbitration shall be Kolkata.

11. MISCELLANEOUS:

- 11.1. All project documents including those relating to registration of the Project, sale and transfer of the constructed areas and other documents shall be prepared by the Project Advocate appointed by the Developer and the Owners shall be obliged to accept all such drafts without any demur or dispute.
- 11.2. Notices to the Developer shall be given by sending the same at its registered office on the date of such notice being sent.
- 11.3. Unless otherwise agreed the notices shall be given to the parties by sending the same by Speed Post or Registered Post.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

(“the said Land”)

ALL THAT area of land 11 Kathas 10 Chataks Mouza Rajpur, J.L. No. 55, P.S. Sonarpur, District South 24 Parganas, being Holding No. 548 & 549 on Aghore Sarani, Rajpur, Kolkata – 700 149 and ward No. 16 of Rajpur – Sonarpur Municipality, West Bengal as per details below:



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R S Dag No.	L R Dag No.	R S Khatian No.	Classification	Area
2128		1585,1587, 1592, 1593	Bastu	11 Kathas 10 Chataks

And presently butted and bounded

On the NORTH : Part of Dag No. 2128

On the SOUTH : By 6feet wide common Passage.

On the EAST : By vacant Land of Late Sita Nath Bhattachatya

On the WEST : 40 feet wide Municipal Road

THE SECOND SCHEDULE ABOVE REFERED TO

(Description Of The Owner's Allocation)

PART-I

i. The Owners shall be allotted jointly 39% (Thirty Nine Percent) built up area of the approved F.A.R. (floor Area Ration) of the New building as per sanctioned plan to be sanction by Rajpur-Sonarpur Municipality. The Owners shall retain undivided proportionate share in land attributable to the said Owners allocated area and shall have right to use common areas of the Premises. The owner's allocation 39% must specified and demarcated by the developer as owners allocation after getting the sanction plan in respect of the said proposed building over the Schedule will be executed after the sanction plan. Developer shall deliver of the flats

and car parking space in good habitable condition within 30 (Thirty) months from the date of getting sanctioned plan sanctioned by Rajpur-Sonarpur Municipality with a grace period of 6 months..

ii. The Second Party shall pay a sum of Rs. 1,00,000.00 (Rupees One Lakh) only to the First Party at the time of execution of Deed of Agreement and this amount will be adjusted from the owner's allocation at such rate at which the flat of the said project will be booked at first. This payment will have to be made to the land owners, before the development agreement is executed.



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THE SECOND SCHEDULE ABOVE REFERED TO
(Description Of The Developers Allocation)

PART-II

ALL THAT piece and parcel of the remaining saleable space i.e 61% in the new building along with undivided proportionate share in land which the Developer shall be entitled to sell, transfer, lease and/or otherwise deal with as it deems fit and proper it shall be entitled to enter into agreements and other commitments with any other party or parties in regard to disposal thereof.

SCHEDULE "E"

THE THIRD SCHEDULE HEREIN ABOVE REFERED TO
(Description of Common Area Of The Project)
(which are part of the Project)

1. Land underneath the building and statutory open spaces.
2. Stair case above the roof level.
3. Common Passage and lobby on the ground floor.
4. Water pump, Over Head and underground water tank, water pipes and other common plumbing installations. The water pump should have provision for manual as well as automatic control.
5. Drainage and Sewerage.
6. Boundary walls and main gates.
7. Lift machine room, lift wall and the lift.
8. The roof should be treated as common areas to all the purchasers of the residential flats in the said building.
9. Security Room and common toilet.



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10. Office for the Project or its association.
11. Generator power 500W for 2BHK and 750W for 3BHK flat, A.C community hall, Water Treatment Plant (Iron removal only), Intercom System, CC.TV, and Transformer for the said project.
12. Main Gate, Drive way.
13. The boundary wall would have protective arrangement.
14. Cable TV connection points and wirings from rooftop to respective flats to be provided
15. Lightning arrestor protection to be provided for the entire building at the topmost point of the building
16. Access to top of Water reservoir Tanks on roof top to be provided
17. Protection for balcony, entrance by MS Grill and/or collapsible gate for the (in front of flat entrance door of each land owner) landowners to be considered, cost to be bear by the land owners.
18. Letterbox for the flat owners to be provided by the developer
19. For all electrical gadgets and appliances to install, owner would discuss with developer
20. Provision for kitchen chimney outlet to be made by developer.



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23. Illumination should be provided on the lift machine room and stair room out side also.
24. Single switch should control maximum of two light points at a time, not more than that.

**THE FOURTH SCHEDULE HEREIN ABOVE REFERRED TO
Specification FOR CONSTRUCTION**

Detail of provisions to be made in the flat/flats as follows: -

1. **STRUCTURE, BRICK WORK & WALLS:** R.C.C frame structure and Brick Claddings and internal wall finish with P.O.P and External weather coat paint with water proofing compound.
2. **FLOORING:** Vitrified tile flooring in all Bedrooms Living/Dining room.
3. **TOILET:** Floor: Anti Skid tiles
Dados: Ceramic tiles up to height of 7'-0"
4. **KITCHEN :** Floor: Ceramic tiles
Counter Tops: Polished Green Marble with steel sink
Dados: Ceramic tiles up to height of 2'-6" from the counter top.
5. **DOORS :** All doorframes will be sal wood/ hard wood and all doors will be flush door with fittings and fixings.
Main door Lock & keys should be of original Godrej make.
6. **WINDOWS:** Sliding aluminum windows with clear glass panes with MS Grill.
7. **SANITARY WARE:** White high-quality porcelain fittings, chromium -plated fittings.



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In washbasin shower point availability of hot & cold water are to be ensured.

8. ELECTRICAL : Concealed wiring with proper gauge of copper wire in PVC conduit to be done in flats including point, switch, switch board cover etc. at suitable places in the following manner generally :-

Sl. No...	Place	Light Point	Fan Point	5Amp. point	Calling Bell	TV/Tel Point	15Amp.
1.	Bed Room I	2	1	1	-	-	1
2.	Bed Room II	2	1	1	-	-	-
3.	Bed Room III	2	1	1	-	-	-
4.	Dining/Drawing	3	2	1	1	1	1
5.	Toilet	1	1	-	-	-	1
6.	Kitchen	1	1	1	-	-	1
7.	Veranda	1	1	-	-	-	-
8.	W. C	1	1	-	-	-	-

Provide Socket & switch to AC machines in bed rooms, Dining/Drawing Room.

Provision of power supply to like Washing machine (along with water inlet/outlet provision), water purifier, induction oven, iron, fridge etc to be made. All plug points should not be of 5A rating, 10A/16A rated points and cable sizes should be selected accordingly.

All flat will be provided with standard electrical supply line at mentioned above.

9. WATER SUPPLY : 24 hours water supply through Deep tube well.

10. EXTERIOR: Weather coat paint.

11. Vastu rules would be followed as far as possible in the project to provide healthy and habitable atmosphere in the flats of the building.



Additional District Sub-Registrar
Sonarpur
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IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Kolkata in the presence of attesting witness, signing as such on the day first above written.

SIGNED, SEALED & DELIVERED

by the parties at Kolkata
in the presence of :-

WITNESSES:

1. Satyajit Bose
75, M.N. Roy Rd.
Rajpur, Doltala
Kolkata-700149.

2. Tapas Band
Sanyal
100-150

1. Subhram Bh. Chakraborty
2. Subhram Bhushan Chakraborty
3. Swapna Banerjee
4. Subhram Bhushan Chakraborty
Sakti Bhushan Chakraborty
5. Satya Brahma Chakraborty
Saurendra Bhushan Chakraborty
6. Samarendra Bhushan Chakraborty
7. Miteli Bhattacharya
8. LTI of Belle Bose
9. by the Per of Tapas Band

Signature of the OWNERS

DAMASK REALTY PVT. LTD.

Ratni Keem Ansh
Director

Signature of the DEVELOPER

Drafted By -

Prabir Kumar Roy
Advocate. W. B. 828/87
Alipore Criminal Court.
107-27.



Addl. Dist.-Sub Registrar
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RECEIVED from the within named Developer the within mentioned sum of Rs.1,00,000/- (Rupees One Lakh) only

Date	Cheque	Bank and Branch	Name	Amount
05.11.2021	000220	Bandhan, Garia	Subhansu Bhusan Chakraborty	10,000/-
05.11.2021	000221	Bandhan, Garia	Snehangsu Bhusan Chakraborty	10,000/-
05.11.2021	000222	Bandhan, Garia	Swapna Banerjee	10,000/-
05.11.2021	000223	Bandhan, Garia	Soumendra Bhusan Chakraborty	10,000/-
05.11.2021	000224	Bandhan, Garia	Sakti Bhusan Chakraborty	10,000/-
05.11.2021	000225	Bandhan, Garia	Satyabrata Chakraborty	10,000/-
05.11.2021	000226	Bandhan, Garia	Saurendra Bhusan Chakraborty	10,000/-
05.11.2021	000227	Bandhan, Garia	Samarendra Bhusan Chakraborty	10,000/-
05.11.2021	000228	Bandhan, Garia	Bela Bose	10,000/-
05.11.2021	000229	Bandhan, Garia	Malati Bhattacharya	10,000/-
				Total - <u>1,00,000/-</u>

WITNESSES:

1. Satyajit Basu.
75, M.N. Roy Rd.
Rajpur, Doltala
Kolkata - 700149.

2. Dr. Asim Bhattacharya
104/1, Agnore Saren
Rajpur 29 Pagers
W. Bengal



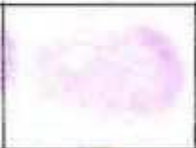







Subhansu Bh. Chakraborty -
Snehangsu Bhusan Chakraborty
Swapna Banerjee.
Soumendra Bhusan Chakraborty
Sakti Bhusan Chakraborty
Satya brata Chakraborty
Saurendra Bhusan Chakraborty.
Samarendra Bhusan Chakraborty
Mitani Bhattacharya
LTI of Bela Bose
by the Rev of Tapas Kundu

SIGNATURE OF THE OWNERS













Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

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Left Hand					
Right Hand					


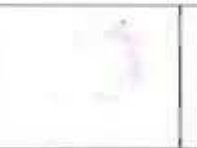








Name:- SUBHRANSU BHUSAN CHAKRABORTY

Signature:- 


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Left Hand					
Right Hand					











Name:- S

Signature:- 

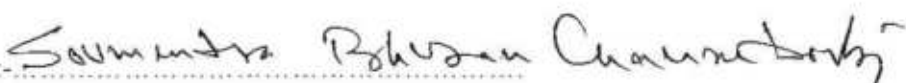
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Left Hand					
Right Hand					

Name:-

Signature:- 

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Left Hand					
Right Hand					

Name:- SOUTIBENDRA BHUSAN CHAKRABORTY

Signature:- 



Addl. Dist. Sub Registrar
Sonairpur
South 24 Parganas

08 NOV 2021

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Left Hand					
Right Hand					

Name: SAKTI BHUSHAN CHAKRABORTY

Signature: Sakti Bhushan Chakraborty

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Left Hand					
Right Hand					

Name: SATYA BRATA CHAKRABORTY

Signature: Satya Brata Chakraborty

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Left Hand					
Right Hand					

Name: SAURENDRA BHUSHAN CHAKRABORTY

Signature: Saurendra Bhushan Chakraborty

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Left Hand					
Right Hand					

Name:

Signature: Samarendra Bhushan Chakraborty



Ad. Dist. Sub Registrar
Sonarpur
South 24 Parganas

08 NOV 2021



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Left Hand					
Right Hand					

Name:-.....

Signature:- M. J. B. Bhattacharya



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Left Hand					
Right Hand					

Name:-.....

Signature:-.....



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:-.....

Signature:- Rajni Kaur Singh
Director

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO					
Left Hand					
Right Hand					

Name:-.....

Signature:-.....



↑
Addl. Dist. Sub Registrar
South 24 Parganas

08 NOV 2021









Government of West Bengal

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



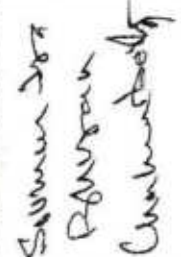





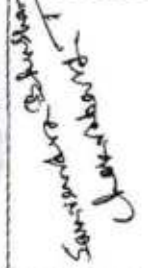


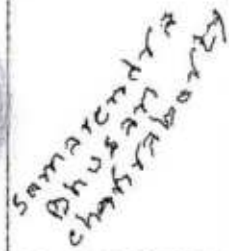
OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16082002304888/2021









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
1	Mr Subhrangsu Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700149	Land Lord		 3343	Subhrangsu Bhusan Chakraborty
2	Mr Snehangsu Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700149	Land Lord		 3344	Snehangsu Bhusan Chakraborty
3	Mrs Swapna Banerjee Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149	Land Lord		 3345	Swapna Banerjee

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 Soumendra Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700149	Land Lord		3335 	
5	Mr Satyabrata Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700149	Land Lord		3337 	
6	Mr Sourendra Surendra Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700149	Land Lord		3339 	
7	Mr Samarendra Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700149	Land Lord		 3340	

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
8	Mrs Bela Bose Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700149	Land Lord		 3342	L T J of Bela Bose by the per Tapan Sarda
9	Mrs Mitali Bhattacharya Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149	Land Lord		 3341	Mitali Bhattacharya
10	Mr Sakti Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700149	Land Lord		 3326	Sakti Bhusan Chakraborty
11	Mr Ratan Kumar Ghosh 18, Baishnabghata Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047	Representative of Developer [Damask Realty Private Limited]		 3346	Ratan Kumar Ghosh

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Tapas Panda Son of Mr H Panda Sonarpur, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150	Mr Subhrangsu Bhusan Chakraborty, Mr Snehangsu Bhusan Chakraborty, Mrs Swapna Banerjee, Mr Soumendra Bhusan Chakraborty, Mr Satyabrata Chakraborty, Mr Surendra Bhushan Chakraborty, Mr Samarendra Bhusan Chakraborty, Mrs Bela Bose, Mrs Mitali Bhattacharya, Mr Sakti Bhusan Chakraborty, Mr Ratan Kumar Ghosh		 3347	 08/11/21

(Barun Kumar Bhunia)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SONARPUR
South 24-Parganas, West
Bengal



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

GRN Details

GRN:	192021220109096791	Payment Mode:	Online Payment
GRN Date:	08/11/2021 13:03:33	Bank/Gateway:	HDFC Bank
BRN :	1616538597	BRN Date:	08/11/2021 13:11:06
Payment Status:	Successful	Payment Ref. No:	2002304888/2/2021

[Query No*/Query Year]

Depositor Details

Depositor's Name:	RATAN KUMAR GHOSH
Address:	18, BAISHNABGHATA ROAD KOLKATA -700047
Mobile:	9830297992
Depositor Status:	Buyer/Claimants
Query No:	2002304888
Applicant's Name:	Mr A K CHATTERJEE
Identification No:	2002304888/2/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002304888/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2002304888/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	1021
Total				40942

IN WORDS: FORTY THOUSAND NINE HUNDRED FORTY TWO ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVE. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ASCPA5665K



नाम / Name

MITALI BHATTACHARYA

पिता का नाम / Father's Name

SAILAJA BHUSHAN CHAKRABARTI

जन्म का तिथि / Date of Birth

13/02/1958

M. Bhattacharya

हस्ताक्षर / Signature

39946

Mitali Bhattacharya

आयकर विभाग
INCOME TAX DEPARTMENT
BELA BOSE
SAILAJA BHUSHAN CHAKRABORTY
01/09/1940
Permanent Account Number
AXEPB3624C
Bela Bose
Signature

भारत सरकार
GOVT. OF INDIA

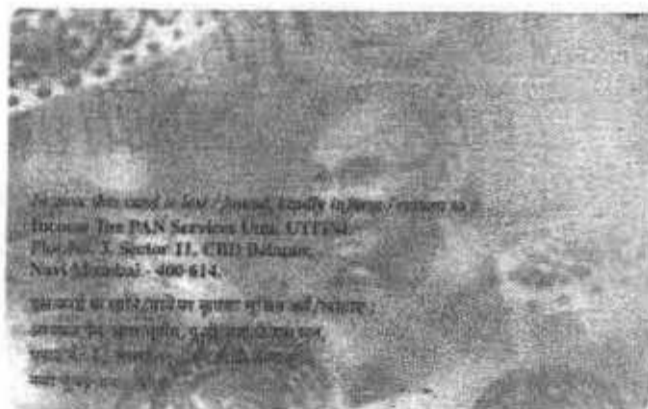



MINIATURE

इस कार्ड के साथ, यदि यह प्रमाण पत्रित नहीं है, तो
 आपको इसे सेवा प्रदाता, हर एक से एक
 सेवा प्रदाता, उपयोग करना
 इसके अतिरिक्त उपयोग के बाद
 वापस, पुनः - 411 045

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 3rd Floor, Signature Chambers,
 New House Telephone Exchange,
 Block, Pune - 411 045

Tel: 91-20-2721 8000 Fax: 91-20-2721 8001
 e-mail: nsdl@pan.ernet.in



• Satyabrata Chakrabarty

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ACOPC7906M



नाम / NAME

SAKTI BHUSAN CHAKRABORTY

पिता का नाम / FATHER'S NAME

SAILAJA BHUSAN CHAKRABORTY

जन्म तिथि / DATE OF BIRTH

20-04-1955

हस्ताक्षर / SIGNATURE

Sakti Bhusan Chakraborty

K. Das

आयकर आयुक्त, ए. ए. सी.

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

Sakti Bhusan Chakraborty

इस कार्ड के खो / गिर जाने पर सूचना जारी करने
वाले अधिकारी को सूचित / दारुण कर दें
संबुद्ध आयुक्त आयुक्त (पढ़ाते एवं तकनीकी),
पी. 7,
चौरिंगहेट स्क्वायर,
कलकत्ता - 700 069.

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOUMENDRA BHUSAN CHAKRABORTY

SAILAJA BHUSAN CHAKRABORTY

23/04/1953

Permanent Account Number

ACMPC1118P

S. Soumendra Chakraborty

Signature



14012011

Soumendra Bhushan Chakraborty

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACWPC3746P



नाम /NAME

SAMARENDRA BHUSAN
CHAKRABORTY

पिता का नाम /FATHER'S NAME

SAILAJA BHUSAN CHAKRABORTY

जन्म तिथि /DATE OF BIRTH

07-11-1949

हस्ताक्षर /SIGNATURE

S. B. Chakraborty

S. B. Chakraborty

आयकर अधिकारी, प.प्र.-III

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

self Attested.
S. B. Chakraborty.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGSPC7338P



नाम / Name
SAURENDRA BHUSHAN CHAKRABARTI

पिता का नाम / Father's Name
SAILAJA BHUSHAN CHAKRABARTI

जन्म की तारीख / Date of Birth
01/11/1944

Saurendra Bhushan Chakrabarti
हस्ताक्षर / Signature



Saurendra Bhushan Chakrabarti

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACBPC8598G



नाम /NAME
SUBHRANSU BHUSAN
CHAKRABURTY

पिता का नाम /FATHER'S NAME
SUBHENDU BHUSAN CHAKRABURTY

जन्म तिथि /DATE OF BIRTH
11-03-1956

हस्ताक्षर /SIGNATURE

Subhansu Bh. Chakrabarty

B. Das

आयकर आयुक्त, प.नं.-11
COMMISSIONER OF INCOME-TAX, W.B.-II

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी 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.

Subhansu Bh. Chakrabarty

शुभेन्द्र चक्रवर्ती





Swarna Banerjee & Co.



Major Information of the Deed

Deed No :	I-1608-07144/2021	Date of Registration	09/11/2021
Query No / Year	1608-2002304888/2021	Office where deed is registered	
Query Date	08/11/2021 10:43:47 AM	1608-2002304888/2021	
Applicant Name, Address & Other Details	A K CHATTERJEE SONARPUR, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9804990889, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 5,10,000/-	Rs. 1,57,20,752/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 1,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Aghore Sarani, Mouza: Rajpur, JI No: 55, Pin Code : 700149

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2128	RS-1585	Bastu	Bastu	11 Katha 10 Chatak	5,00,000/-	1,56,93,752/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					19.1813Dec	5,00,000 /-	156,93,752 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	10,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	27,000 /-	

Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Subhrangsu Bhusan Chakraborty (Presentant) Son of Late Subhendu Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxx8G, Aadhaar No: 67xxxxxxxx9547, Status :Individual, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Pvt. Residence</p>
2	<p>Mr Snehangsu Bhusan Chakraborty Son of Late Subhendu Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxx4J, Aadhaar No: 56xxxxxxxx2838, Status :Individual, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Pvt. Residence</p>
3	<p>Mrs Swapna Banerjee Wife of Tapan Banerjee Rajpur; City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CFxxxxx2K, Aadhaar No: 99xxxxxxxx8521, Status :Individual, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Pvt. Residence</p>
4	<p>Mr Soumendra Bhusan Chakraborty Son of Late Sailaja Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxx8P, Aadhaar No: 56xxxxxxxx4958, Status :Individual, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Pvt. Residence</p>
5	<p>Mr Satyabrata Chakraborty Son of Late Sailaja Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxx0G, Aadhaar No: 96xxxxxxxx6596, Status :Individual, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Pvt. Residence</p>
6	<p>Mr Saurendra Bhushan Chakrabarti Son of Late Sailaja Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxx8P, Aadhaar No: 95xxxxxxxx9136, Status :Individual, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Pvt. Residence</p>
7	<p>Mr Samarendra Bhusan Chakraborty Son of Late Sailaja Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxx6P, Aadhaar No: 34xxxxxxxx8459, Status :Individual, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Pvt. Residence</p>

Mrs Bela Bose

Wife of Sanjit Kumar Bose Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXxxxxx4C, Aadhaar No: 95xxxxxxxx3307, Status :Individual, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Pvt. Residence

9 Mrs Mitali Bhattacharya

Wife of Ashim Bhattacharya Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASxxxxx5K, Aadhaar No: 62xxxxxxxx6511, Status :Individual, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Pvt. Residence

10 Mr Sakti Bhusan Chakraborty

Son of Late Sailaja Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxx6M, Aadhaar No: 52xxxxxxxx0496, Status :Individual, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Damask Realty Private Limited 18, Baishnabghata Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AAxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Ratan Kumar Ghosh Son of Late Haran Chandra Ghosh 18, Baishnabghata Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxx6K, Aadhaar No: 71xxxxxxxx1142 Status : Representative, Representative of : Damask Realty Private Limited (as director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapas Panda Son of Mr H Panda Sonarpur, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150			

Identifier Of Mr Subhrangsu Bhusan Chakraborty, Mr Snehangsu Bhusan Chakraborty, Mrs Swapna Banerjee, Mr Soumendra Bhusan Chakraborty, Mr Satyabrata Chakraborty, Mr Saurendra Bhushan Chakrabarti, Mr Samarendra Bhusan Chakraborty, Mrs Bela Bose, Mrs Mitali Bhattacharya, Mr Sakti Bhusan Chakraborty, Mr Ratan Kumar Ghosh

Transfer of property for L1

No	From	To. with area (Name-Area)
1	Mr Subhrangsu Bhusan Chakraborty	Damask Realty Private Limited-1.91813 Dec
2	Mr Snehangsu Bhusan Chakraborty	Damask Realty Private Limited-1.91813 Dec
3	Mrs Swapna Banerjee	Damask Realty Private Limited-1.91813 Dec
4	Mr Soumendra Bhusan Chakraborty	Damask Realty Private Limited-1.91813 Dec
5	Mr Satyabrata Chakraborty	Damask Realty Private Limited-1.91813 Dec
6	Mr Saurendra Bhushan Chakrabarti	Damask Realty Private Limited-1.91813 Dec
7	Mr Samarendra Bhusan Chakraborty	Damask Realty Private Limited-1.91813 Dec
8	Mrs Bela Bose	Damask Realty Private Limited-1.91813 Dec
9	Mrs Mitali Bhattacharya	Damask Realty Private Limited-1.91813 Dec
10	Mr Sakti Bhusan Chakraborty	Damask Realty Private Limited-1.91813 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Subhrangsu Bhusan Chakraborty	Damask Realty Private Limited-10.00000000 Sq Ft
2	Mr Snehangsu Bhusan Chakraborty	Damask Realty Private Limited-10.00000000 Sq Ft
3	Mrs Swapna Banerjee	Damask Realty Private Limited-10.00000000 Sq Ft
4	Mr Soumendra Bhusan Chakraborty	Damask Realty Private Limited-10.00000000 Sq Ft
5	Mr Satyabrata Chakraborty	Damask Realty Private Limited-10.00000000 Sq Ft
6	Mr Saurendra Bhushan Chakrabarti	Damask Realty Private Limited-10.00000000 Sq Ft
7	Mr Samarendra Bhusan Chakraborty	Damask Realty Private Limited-10.00000000 Sq Ft
8	Mrs Bela Bose	Damask Realty Private Limited-10.00000000 Sq Ft
9	Mrs Mitali Bhattacharya	Damask Realty Private Limited-10.00000000 Sq Ft
10	Mr Sakti Bhusan Chakraborty	Damask Realty Private Limited-10.00000000 Sq Ft

Endorsement For Deed Number : I - 160807144 / 2021

08-11-2021

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

Presented for registration at 18:23 hrs on 08-11-2021, at the Private residence by Mr Subhrangsu Bhusan Chakraborty, one of the Executants.

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 1,57,20,752/-

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

Execution is admitted on 08/11/2021 by 1. Mr Subhrangsu Bhusan Chakraborty, Son of Late Subhendu Bhusan Chakraborty, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Retired Person, 2. Mr Snehangsu Bhusan Chakraborty, Son of Late Subhendu Bhusan Chakraborty, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business, 3. Mrs Swapna Banerjee, Wife of Tapan Banerjee, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession House wife, 4. Mr Soumendra Bhusan Chakraborty, Son of Late Sailaja Bhusan Chakraborty, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business, 5. Mr Satyabrata Chakraborty, Son of Late Sailaja Bhusan Chakraborty, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business, 6. Mr Saurendra Bhushan Chakraborti, Son of Late Sailaja Bhusan Chakraborty, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business, 7. Mr Samarendra Bhusan Chakraborty, Son of Late Sailaja Bhusan Chakraborty, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business, 8. Mrs Bela Bose, Wife of Sanjit Kumar Bose, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession House wife, 9. Mrs Mitali Bhattacharya, Wife of Ashim Bhattacharya, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession House wife, 10. Mr Sakti Bhusan Chakraborty, Son of Late Sailaja Bhusan Chakraborty, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business

Identified by Mr Tapas Panda, , Son of Mr H Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

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

Execution is admitted on 08-11-2021 by Mr Ratan Kumar Ghosh, director, Damask Realty Private Limited, 18, Baishnabghata Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Mr Tapas Panda, , Son of Mr H Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 09-11-2021

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 1,021/- (B = Rs 1,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/11/2021 1:05PM with Govt. Ref. No: 192021220109096791 on 08-11-2021, Amount Rs: 1,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1616538597 on 08-11-2021, Head of Account 0030-03-104-001-16

Statement of Stamp Duty

It is stated that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-
Online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 215, Amount: Rs.100/-, Date of Purchase: 08/11/2021, Vendor name: Sabyasachi Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/11/2021 1:05PM with Govt. Ref. No: 192021220109096791 on 08-11-2021, Amount Rs: 39,921/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 1616538597 on 08-11-2021, Head of Account 0030-02-103-003-02



Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2021, Page from 215233 to 215285
being No 160807144 for the year 2021.



Barun Kumar Bhunia

Digitally signed by BARUN KUMAR
BHUNIA
Date: 2021.11.22 16:46:05 +05:30
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2021/11/22 04:46:05 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)