11848/2022

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भारतीय गैर न्यायिक

भारत

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TEN RUPEES Rs.10

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INDIA

INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

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Q-200258878 7/2022

Certified that the document is admitted to registration. The Signature Sheet and Endorsement Sheet(s) Attached to the document are the part of the document.

Additional District Sub-Registrar
Cossipore, Dum Dum, 24-Pgs. (North)

DEVELOPMENT AGREEMENT

05 SEP 2022

THIS DEVELOPMENT AGREEMENT made on this **5th day of September Two Thousand Twenty Two (2022)**

14 JUN 2022

No. 11475 Date ..... Rs. ...

Name .....

Address .....

P.S. .....

Dist. .....

Name of Treasury :- Barrackpore

Name of Vender :- RANA SUR

Date of Purchase .....

Total Amount .....

Signature of Vendor .....

09 JUN 2022

Somu Chatterjee
S/o Lt. Gopal Chatterjee
Purba Sinthee Road
P.O. Ghughudanga
P.S. Dum Dum
Kolkata - 700030
Business

Addl. District Sub-Registrar
Cossipore, Dum Dum

05 SEP 2022

BETWEEN

(1) SRI HIMANGSHU BASU (PAN NO. AURPB9292N + ADHAR NO. 9845 0786 7693) @ SRI HIMANGSHU KUMAR BASU Son of Late Sudhir Kumar Bose, by faith – Hindu, by occupation - Retired, Presently residing at 8 Seema Road, Rabindra Nagar, P.O – Rabindra Nagar, P.S – Dum Dum, Kolkata – 700065, District - North 24 Parganas, **(2) SRI SUDHANGSU KUMAR BOSE (PAN NO. AAPPB9137L + ADHAR NO. 4001 4962 6499)** Son of Late Sudhir Kumar Bose, by faith – Hindu, by occupation – Retired, residing at 266, Dakshin Dari Road, South Dum Dum, P.O - Shreebhumi, P.S – Lake Town, Kolkata – 700048, District - North 24 Parganas, hereinafter called and referred to as **"LAND OWNERS"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

RAUNAK PROPERTIES PRIVATE LIMITED (PAN-AABCR8161K), a Company duly registered and incorporated under the meaning and provision of the Companies Act, 1956 having its registered office at the P-829/A, Lake Town, Block – A, P O Lake Town, PS : Lake Town, Kolkata – 700089represented by its Managing Director **SRI RAUNAK JHUNJHUNWALA (PAN AEYPJ0495G & ADHAAR 2329 8128 4549)** son of Sri Sushil Kumar Jhunjhunwala, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at P – 829/1,Lake Town, Block – A, Police Station – Lake Town, Kolkata – 700089, hereinafter referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR, COSSIPORE DUM DUM
NORTH 24 PARGANAS

Addl. District Sub-Registrar
Cossipore, Dum Dum

05 SEP 2022

Owners and Developer individually Party and collectively Parties.

WHEREAS originally the land situated at District North 24 Parganas, P.S Dum Dum, Additional District Sub-Registrar Cossipur Dum Dum, Holding no. 213 & 217 (Old 216), Sreema Road, Ward no. 4, Premises/Holding no. 213 & 217 under South Dum Dum Municipality at Mouza – Gurui, J.L no. 16, R.S Dag no. 616 & 601 corresponding L.R Dag no. 1004 & 973, R.S Khatian no. 241 & 2198 corresponding L.R Khatian no. 2198 & 3078 is in the name of Late Sudhir Kumar Bose & Himangshu Basu @ Himangshu Kumar Basu. The land was obtained by Late Sudhir Kumar Bose by Purchased Deed and Himangshu Bose obtained the land through two Deed of gift executed by his father Sudhir Kumar Bose, the subject land measuring about **10 (Ten) Cottahs 7(Seven) Chitak 42 (Forty Two) sqft** (in which **9 (Nine) Cottahs 2 (Two) Chittaks and 44 (Forty Four) Sqft** is in the name of both the owners and **1 (one) Cottha 4 (Four) Chittaks 43 (Forty Three) Sqft. is in the name of Himangshu Kumar Bose only)**.

AND WHEREAS originally the land in R.S Dag no. 616, R.S Khatian no. 241 corresponding L.R Dag no. 1004 and L.R Khatian no. 2198, measuring about 18 decimal more or less of Bastu Land, belongs to Proja Rahad Ali Mondal sold and/or transferred his recorded land to Abdul Alim Mondal @ Abdul Ajij Mondal on 10.06.1920 which is recorded in Book no. I, Volume no. 14, Pages 118 to 119, being no. 1252 of 1920. The said Abdul Alim Mondal @ Abdul Ajij Mondal sold the entire landed property measuring about 18 sataks to Dedar Box Mondal on 05.11.1927 which is recorded in Book no. I, Volume no. 16, Pages 27-28, being no. 1495 of

1927. The said Deder Box Mondal transferred the land to Moksed Ali Mondal on 24.05.1933.

AND WHEREAS the said Moksed Ali Mondal sold the entire land measuring about 18 sataks more or less in R.S Dag no. 616, R.S Khatian no. 241 corresponding L.R Dag no. 1004 and L.R Khatian no. 2198, in favour of Sudhir Kumar Bose by a Registered Deed on 25.03.1953 which was recorded in Book no. I, Volume no. 44, Pages 164 to 167, being no. 3215 of 1953. In the R.S Record of Right the name of Abdul Alim Mondal was recorded and thereafter in R.S and L.R record the name of Late Sudhir Kumar Bose was recorded accordingly, in respect of the said subject land. On 16/03/1995 The said Sudhir Kumar Bose died by leaving behind his only two sons naming Himangshu Basu @ Himangshu Kumar Basu and Sudhangsu Kumar Bose and both the Owners herein got the property left by their father by inheritance.

AND WHEREAS one Jitendra Nath Bosu sold his landed property to Mir Ali Hossain on 31.03.1939 measuring about 49 decimals more or less which was recorded in Book no. I, Volume no. 21, Pages 58 to 59, being no. 1054 of 1939 in R.S Dag no. 601, R.S Khatian no. 2198 corresponding L.R Dag no. 973, L.R Khatian no. 3078. Late Sudhir Kumar Bose purchased a landed property measuring about 49 sataks more or less. After the death of Mir Ali Hossain, his heirs Mir Akbar Hossain & three others sold the said land to Late Sudhir Kumar Bose on 04.02.1953 vide Deed no. 367 of 1953 which is recorded in Book no. I, Volume no. 15, Pages 67 to 71.

AND WHEREAS after taking the landed property in R.S Dag no 616 corresponding L.R Dag no. 1004 and R.S Dag no. 601 corresponding L.R

Dag no. 973, the said Late Sudhir Kumar Bose gifted some portion of his land to his sons i.e the owners herein. Form L.R Dag no. 1004, he gifted 1(One) Cottah 13 (Thirteen) Chittaks 25 (Twenty Five) Sqft more or less and from L.R Dag no. 973, he transferred 7 (Seven) Cotthas 5 (Five) Chittaks 19 (Nineteen) Sqft. More or lees vide Deed no. 2287 of 1989 which was recorded in Book no. I, Volume no. 48, Pages 361 dated 06.05.1989.

As such Sudhangsu Kumar Bose and Himangshu Basu @ Himangshu Kumar Basu are the joint owners of 9 (Nine) Cottahs 2 (Two) Chittaks and 44 (Forty Four) Sqft. More or less in L.R Dag no. 1004 (R.S 616) & 973 (R.S 601) 1 (one) Cottha 4 (Four) Chittaks 43 (Forty Three) Sqft. .

AND WHEREAS by another Deed of Gift vide no. 2286 dated 06.05.1989, the said Late Sudhir Kumar Bose gifted another portion of his land measuring about 7(Seven) Cotthas 8 (Eight) Chittaks 6 (Six) Sqft. More or less from L.R Dag no. 973 (R.S Dag no. 601) to his son Himangshu Basu @ Himangshu Kumar Basu i.e owner no. 1 herein which is recorded in Book no. I, Volume no. 48, Pages 353 of 1989. Thereafter on the same date the said Late Sudhir Kumar Bose vide Deed no. 2288 of 1989 again transferred 9 (Nine) Cotthas 12 (Twelve) Chittaks 39 (Thirty Nine) Sqft. more or less. From the Deed vide no 2288, the said Himangshu Basu @ Himangshu Kumar Basu got the landed property of 9 Cotthas 12 Chittaks and 39 sqft. More or less in L.R Dag no. 973 and he was the absolute owner of the land in question and he decided to transfer his land from L.R Dag no. 973. He sold/gifted/transferred to Uttam Saha (Deed no. 6573/2007), Gopal Das (Deed no. 1516/2007), Jaya Dutta (Deed no. 7021/2010) and Ranu Paul (Deed no. 01425/2011) and Smt. Dipali Bose i.e the wife of Himangshu Basu @ Himangshu Kumar Basu (Deed no.

1706/2014) **Now, presently only 1 (one) Cottha 4 (Four) Chittaks 43 (Forty Three) Sqft. is in the name of Himangshu Basu @ Himangshu Kumar Basu.**

AND WHEREAS with a view to enjoy the said property in two plots, the Owners i.e **(1) SRI HIMANGSHU BASU @ SRI HIMANGSHU KUMAR BASU & (2) SRI SUDHANGSU KUMAR BOSE** jointly and severally are the owners of total area of land measuring about **10 (ten) Cottahs 7 (seven) Chitak 42 (forty two) sq. ft**. more or less together with structure standing thereon and are now jointly and severally seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with right to sell, convey and transfer the same as they shall think fit and proper.

AND WHEREAS The right, title and interest of the Owner in the Said Property are free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and lispendens. All previous agreements entered into by the Owners in respect of the schedule premises and /or part thereof as was identified prior to its amalgamation have been duly cancelled by executing registered documents, revoked and declared invalid and of no effect and all advances made therein shall be treated as advances made under this Agreement.

AND WHEREAS The Owners shall ensure that title of the Owners to the Said Property continue to remain marketable and free from all encumbrances at all times and the Owners shall effect the necessary corrections in the Revenue Records and digital records and shall remain liable to the Developer for any consequences arising due to any incorrect

recording and/or defect in title in any manner whatsoever and any change in the developable land area due to rectification or updation of records shall result in consequent reduction of the Owners' Allocation in view of the fact that the present agreement as to ratio has been done on the basis of the total available land for Development as represented by the Owners to the Developer. The Owners have full right, power and authority to enter into this Agreement.

AND WHEREAS The Said Property does not contain any excess land and the Owners also does not hold any excess land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976. The respective Owners have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing (including creation of statutory or customary right of easement) whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title. The Said Property is free from all claims, demands, encumbrances, mortgages, equitable mortgages, charges, liens, attachments, lispendens, uses, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, restrictions and liabilities whatsoever or howsoever made or suffered by the Owners and the title of the Owners to the Said Property is good, free, clear, bankable and marketable.

AND WHEREAS now the Owners herein have decided to develop the said property by raising a construction of a multistoried building and has searched a reputed Developer who will be taken the responsibility of developing the said property by raising construction of a multistoried building and on hearing his such intention, the Developer herein has approached to the Owners herein that they will develop the said property

by raising construction of a multistoried building consisting of flats and garages / car parking space/shops etc. on the said land to which the Owners herein have agreed to such proposal on the terms and conditions appearing hereunder.

NOW THIS AGREEMENT WITNESSETH that in pursuance of this agreement the parties hereto have mutually agreed for development and for constructing new multi-storied building on the said premises and it is hereby mutually agreed to, covenanted and declared by and between the parties hereto as follows:

ARTICLE NO. I:

DEFINITION: unless the context or subject otherwise, requires, words of expression contained in this agreement shall have the following meaning.

OWNER: shall mean the owner i.e **(1) HIMANGSHU KUMAR BASU @ SRI HIMANGSHU BASU (2) SRI SUDHANGSU** Kumar **BOSE** named above including its legal representatives, successors, successors-in- office, executors, administrators and assigns.

Sudhangsu Kumar Bose

DEVELOPER/BUILDER: shall mean the developer i.e **RAUNAK PROPERTIES PRIVATE LIMITED,** a Company duly registered and incorporated under the meaning and provision of the Companies Act, 1956 having its registered office at the P-829/A, Lake Town, Block – A, P O Lake Town, PS : Lake Town, Kolkata – 700089, named above and include legal representatives, successors, and successors-in- office, executors, administrators and assigns.

PURCHASER: shall mean and include any intending person, persons, individual, company, Partnership Firm, Body of Individuals etc. interested

in purchasing unit/commercial spaces or units in the proposed new building at the said premises.

THE SAID PREMISES/PROPERTY: shall mean and include **ALL THAT** piece and parcel of a plot of land measuring an area of **10 (Ten) Cottahs 7(seven) Chitak 42 (forty-Two) more or less,** Holding no. 213 & 217 (Old 216), Sreema Road, Ward no. 4, Premises/Holding no. 213 & 217 under South Dum Dum Municipality at Mouza – Gurui, J.L no. 16, R.S Dag no. 616 & 601 corresponding L.R Dag no. 1004 & 973, R.S Khatian no. 241 & 2198 corresponding L.R Khatian no. 2198 & 3078, P.S – Dum Dum within the local limits of South Dum Dum Municipality, under present A.D.S.R. Cossipur Dum Dum, in the District of North 24-Parganas.

THE NEW BUILDING/S: shall mean and include the new proposed residential cum commercial building consisting of spaces and/or flats, commercial units, car parking and other structures to be constructed on the said premises according to the building plan to be sanctioned by the South Dum Dum Municipality building department.

SANCTIONED BUILDING PLAN: shall mean and include the plan for construction of the proposed multi storied building and/or other structures as may be sanctioned by the South Dum Dum Municipality and/or other appropriate authority or authorities on the maximum possible floor area ratio available under the building rules and laws of the said authority including all or any amendments thereto and/or modification, elevations, designs, maps, drawings and other specification thereof as may be made from time to time for the construction of the proposed multi storied building.

COMMON PARTS/COMMON FACILITIES: shall mean and include the entrance corridors, lobbies, landings, staircases, lift, lift well, lift room, roof/terrace, users right of the building, electric meter room, water pump room, underground and overhead water reservoir, passage and airway, and all open spaces including other common areas, covered spaces, caretaker room, security room, generator room, generator machine etc. whatsoever of the building as may be required for the beneficial use and enjoyment and maintenance of new building and part thereof of the unit holders of the said building.

FLAT/UNIT: shall mean any self-contained space/commercial unit or apartment in the premises including all fittings and fixtures therein and/or appurtenant thereto agreed to be constructed together with undivided and impartible right title and interest in the said premises.

MEASURING OF THE FLAT AREAS: shall according to its context mean plinth area of the flats in the building including the balconies and open spaces, if any, adjacent to the said flats and also the thickness of the peripheral walls, internal walls and pillars and also the proportionate shares or area in the staircase and lobbies of the building.

THE SALEABLE SPACE: the saleable space shall mean the space in the building available for independent sale, transfer, use and occupation along with undivided proportionate interest and share or common area as defined hereinbefore.

ROOF: shall mean and include the entire open space of the roof and/or top of the building excluding the space required for the installation of the overhead water tank, T.V. antenna, V-SAT and other facilities.

PROPORTIONATE SHARE : shall mean the proportion in which the covered area of the Flat to the total covered area of the premises PROVIED THAT where it refers to share of any municipal rates and/or taxes amongst the common expenses, then such share of whole, shall be determined on the basis of which such rates and/or taxes being respectively levied i.e. in case the basis of any levy be area, rental, income or user, then the same shall be shared on the basis of area, rents, income or user respectively of the respective flats.

COMMON EXPENSES: all costs of maintenance, operation, replacing, white washing, painting, rebuilding, reconstruction, decorating, redecorating, and lighting the common parts, etc. salaries of all persons employed, insurance premium, electricity bills, lift etc.

ARCHITECT: shall mean any experienced and qualified person or persons, firm or firms or a limited company having the proper, requisite and valid license as Building Architect from the South Dum Dum Municipality to be appointed and/or nominated by the Developer as the Architect or Architects of the proposed building to be constructed on the said premises.

CO-OWNER: shall mean all persons who have agreed to own units/flats/apartments/commercial units/car parking space/shops in the proposed building in the said premises including the owners/developer for un-acquired units till acquired.

SPECIFICATION: shall mean the specification for completion of the new building of as provided in **SCHEDULE** hereunder written.

OWNER' ALLOCATION/CONSIDERATION: shall mean and include that in consideration of said property and on construction of a multistoried building in the manner as stated hereinabove the land Owners shall be entitled to get **35%** Sanctioned constructed area of the proposed building. The allocation of owners shall be specifically be mentioned in the supplementary Agreement which shall be executed between the Parties. In addition to the allocation, the Owners shall get an amount of **Rs. 5,00,000/- (Rs. Five Lacs)** only **each** at the time of execution of this Agreement as **refundable** security amount.

DEVELOPERS' ALLOCATION: Save and except aforesaid area i.e. Owners' Allocation remaining **65%** Sanctioned constructed area of the proposed building will be treated as Developer's Allocation and the Developer shall have absolute liberty/right to sell, convey and transfer their allocated area to any intending buyer or buyers at any consideration or under any terms and conditions as the Developer will think fit and proper.

DATE OF POSSESSION: shall mean the near exact date when possession of the owner' allocation shall be delivered to the owners in the newly constructed building i.e. in short **within 24 (twenty four)** months from the date of sanction of building plan by South Dum Dum Municipality. However, the Developer is also empowered by the owners to a grace period of 6 (Six) months more to deliver the owner's allocation after the expiry of the above mentioned period if not obstructed by Force Majeure and/or any land related litigations.

SINGULAR: shall mean and include plural and vice versa.

MASCULINE: shall mean and include feminine and vice versa.

ARTICLE II: COMMENCEMENT

This agreement shall be deemed to have been commenced on and from and with effect from the date of execution of these presents.

ARTICLE III: OWNERS' REPRESENTATIONS ON TITLE

i. The owners are absolutely seized and possessed of the said premises and/or otherwise well and sufficiently entitled in respect of the said property more fully described in the First Schedule hereunder written and it has not deposited the title deed in respect of the said property with any other person or any financial institution with an intention to create equitable mortgage or as security for performance of any act or payment of any money and the owners have not entered into any agreement for sale and/or development in respect of the said property with any person or company whosever and also after execution of this agreement it shall not in any manner encumber, mortgage, sell, transfer, let out, demise or otherwise deal with or dispose of the said property except in the manner as hereinafter expressly provided. To clear the all disputes relating to subject land for development regarding title, mutation and others of the property the owners shall bears the expenses and/or handover such amount to the Developer herein to dissolve all dispute, if any. If the Developer wants to take adjacent land to this premises, then the owners shall allow the Developer to amalgamate the other adjacent plot without raising or claiming any question.

ii. The Owners and the Developer shall be liable to bear their respective share of statutory taxes, as applicable. To take all necessary steps to amalgamate the Said Property from the concerned authority and to pay fees, costs and charges for that purpose. The owners shall arrange

the all Certified copies of Link Deeds as mentioned herein before & R.S Parchas and hand over to the Developer within a Month positively. The owners herein shall pay the cost of amenities with applicable taxes to the Developer.

iii. The owners shall get their respective allocation after completion of the Project and after obtaining the Completion Certificate/Occupancy Certificate. The Owners shall be liable to pay all amenities, facilities, transformer and DG etc. charges, as other intending Purchaser/s shall pay, to the Developer herein. The owners shall arrange the heir ship certificate and death certificate, at their own cost and expenses, of the necessary parties and handover the same to the Developer before execution of this Development Agreement.

ARTICLE IV: DEVELOPER'S REPRESENTATION

(a) The Developer having inspected the said property as also the photo copies of title deed and other documents and papers concerning or relating to the said property and have been duly satisfied prima-facie themselves with regard to the right, title and interest of the owners. However, in case of any defect relating to the right, title and interest being found, the owners shall rectify and/or clear such defects to be rectified to make the title perfect at their cost i.e. the owner' costs and expenses within a month.

(b) The Developer has sufficient knowledge and experience in the matter of development of immoveable properties and construction of new building and has sufficient means of necessary finance as may be required for carry out the development of the said property and construction of the said building.

(c) The Developer shall carry out the development in respect of the said property after the owner herein handover the vacant possession of the said property unto the Developer. Simultaneously with the execution of these presents.

ARTICLE V: OWNER' AND DEVELOEPRS' JOINT OBLIGATION.

a) The owners shall hand over vacant and peaceful possession of the said premises within 45 days after execution of this Development Agreement to the Developer, the Developer shall start demolition of the old structure and at his sole discretion shall utilize any proceeds and sale of the salvage or any other material. The cost of such demolition including the removal of the debris if any shall also be borne by the Developer solely.

b) The Owners shall handover all original Deeds & documents related to this Land on the date of execution of this Agreement. The owners shall clear all outstanding Taxes & Khajnas (Up to date) to the respective authorities and hand over the proper receipts to the Developer at the time of execution of this Agreement.

c) That the Developer shall bear all costs and necessary charges for drawing and sanctioning of building plan and payment of fees to the concerned South Dum Dum Municipality and other authorities and shall do everything in getting the said plan sanctioned by the South Dum Dum Municipality. In case the Developer gets permission for extra Floor or extra FAR or extra sanction, the Owners shall be bound to pay the sanction fees, construction cost and other incidental charges to the Developer as per his claim upon proper receipt as per ratio of the owner's allocation.

d) That on the building plan being sanctioned by the South Dum Dum Municipality and after execution of supplementary agreement, the

Developer shall start construction of the said building according to the direction and specification and shall complete the building with fixture and fittings within 24 months and grace period from the date of the said sanctioned plan and shall obtain a completion certificate, issued by South Dum Dum Municipality.

e) The owners shall execute and register a Deed of Development Power of Attorney in favour of the Developer to facilitate the formalities of construction, as well as to raise further funds by way of booking flats, and spaces, for sale and transfer of units/commercial space, for developer's allocation, and also for proper preparation, execution, presentation and registration of documents of the said saleable areas unto the prospective buyers.

f) Both the parties may prepare further documents and papers as to properly commission the said project and such documents and papers shall become piece and parcel of this document.

g) The owners shall pay all outstanding arrears of Municipal Taxes, Khazna and all other statutory fees up to date and other outgoing if any in respect of the said premises before execution of this Development Agreement. The owners shall also undertake to pay and clear all charges, including payments/charges but for conversion of subject land and proper mutation before BL&LRO, Barrackpore II the owners shall incur all expenses and shall forward all receipts/evidences to such payments and certificates to the Developer. It is the liability of the owners to make proper mutation for subject land before BL&LRO, BKP-II and Municipal Authority at their own cost within one month from date. That there are two number of plots and two holding have already been created as such the owners

shall amalgamate these two holding in one Holding for construction of building at their own cost.

h) The Developer shall be entitled to put its signboards on the said premises stating the name of the Developer, its address and other particulars as may be required from the date of execution of this agreement.

i) The owners shall have no right or power to terminate this agreement within the stipulated period provided the Developer does not violate any of the terms and conditions contained in this agreement.

j) That the Developer herein shall not cause any unnecessary delay (subject to force majeure) for construction of the said proposed building.

k) Both the parties herein shall be liable and/or amenable to any law or enactment, if brought into existence during the continuation of this project.

ARTICLE VI-FORECE MAJEURE

i) The parties hereto shall not be considered to be liable for any obligation hereunder to the context that the performance of the relating obligation is prevented by the existence of a force majeure.

ii) Force majeure shall mean flood, earthquake, riot, war storm, civil commotion, strikes and pandemic or from other acts beyond the control of the parties hereto.

ARTICLE – VII –MISCELLEANEOIUS

1. The land owners doth hereby authorized and empowered the Developer to construct a multistoried building as per Sanctioned Building Plan to be sanctioned by South Dum Dum Municipality on the aforesaid property consisting of flats and garages / car parking spaces, shop rooms etc. at the costs and expenses of Developer and for the aforesaid purpose the land owners herein will deliver full vacant possession of the said land immediately but positively within 45 days from date to the Developer and also hand over the original all deeds and all documents relating to this land and building unto the Developer and those documents will remain under the custody of the Developer till performance of the agreed terms and conditions by and between the parties hereto and the owners or any of their heirs, successors or assigns or any person claiming through or in trust of him shall not interfere during the construction period in any manner whatsoever excepting the allocated area of the Owners therein which will be handed over to the Owners within the stipulated time mentioned hereinabove. All the original documents shall be handed over to the Association formed after completion of the Project.

2. The Developer will obtain Sanction Plan for construction of multi-storied building on the said plot of land at their own costs and in that connection the Owners, if require, will sign on all applications / paper etc. as required for getting the sanctioned Building Plan from the South Dum Dum Municipality. If the Developer will desire to construct additional Floor as per Sanctioned Building Plan, then the Developer will do the same extended additional Floor to as per this agreement.

3. All applications, plans and other papers and documents, as may be required by the Developer, the Developer hereto for the purpose of obtaining necessary sanction on and from the appropriate authorities,

shall be prepared and submitted by the Developer on behalf of the Landowners. The Developer shall pay and bear all fees including Architect's fees, charges, surcharges and every expenses required to be paid or deposited to the Municipality or any other authorities for the purpose of making the plan sanctioned for construction, built up the said building on the said plot of land.

4. The owners shall clear the Municipal and other Government rents and taxes till the date of vacating the subject premises of the said property and also pay all taxes and charges after taking allocated possession or as per demand of the Association to be formed after completion of the Project. The name of the Project shall be as per wish of the Developer.

5. All other flats and Garages / Car parking space/shops etc. of the proposed building to be constructed by the Developer including Owners' Allocation. The Landowners shall co-operate with the Developer in all manner for selling out Developer's allocated area of the proposed building to the different buyer or buyers.

6. The Developer shall bear all statutory liabilities required handing over possession of the other flats as shall be payable to the Government and First Part shall not be responsible for the same in any way, manner whatsoever.

7. The Developer shall be at liberty to negotiate for sale the balance portion excluding the Owners' Allocation as above, of the proposed building to be constructed upon the said land as per sanctioned building plan with any prospective buyer or buyers before or in course of

construction together with proportionate share of land on which the said multi- storied building will be constructed in compliance on such terms and conditions written herein. It is clearly agreed and declared that consideration money for such transfers, as aforesaid including earnest money or initial payments or part payments thereof shall be received by and absolutely belong with the Developer.

8. The Developer shall be entitled to enter into and sign all agreements and documents as may be required for the purpose of the proposed building including flats, spaces, units or apartments save and except of First Party's allocated portion mentioned hereinabove on the basis of the Power of Attorney.

9. Be it provided however that the costs of this Agreement including non judicial stamps and registration expenses and all other legal expenses shall be borne exclusively and paid by the Developer. At the time of specification of the owner's allocation the entire fees including non judicial stamps and registration expenses and all other legal expenses shall be paid by the owners, if required.

11. The Developer shall at it's own costs and expenses construct, erect and complete the building with quality materials at the place mentioned above after obtaining the sanctioned plan with such materials and with such specifications as may be recommended by the technical person from time to time and in accordance with the Sanctioned Building Plan. The Second Party shall obtain Completion Certificate (C.C./O.C) from the concerned Municipality after construction of the proposed building at his own costs and expenses.

12. The Developer shall install, erect in the said building at its own costs like as pump sets, water storage tanks, overhead reservoirs, electric wiring fittings and installations and other facilities as are required to be provided in a residential building having several self contained apartments and constructed for sale of flats therein on Ownership basis as mutually agreed.

13. The Developer shall be authorized by the Owners for the construction of the building and to apply for and obtain temporary and permanent connection of water, drainage, sewerage, electricity and / or other facilities if any available to the new building and other inputs and facilities required for the construction of enjoyment of the building.

14. In case of any dispute the Owners shall approach an Arbitrator to be appointed jointly. That the Owners, Developer, the parties hereto declare and confirm that each of them shall observe their respective duties and liabilities and obligations under this agreement. If any difference or dispute shall arise among the parties hereto then the same shall be shall be settled mutually and if the dispute is not possible to be settled mutually then each parties and/or either of the Parties will appoint Arbitrator of Arbitrators and the decisions of the said Arbitrator or Arbitrators shall be final and binding upon the parties and this Arbitration Clause shall be followed as per the provisions as laid down in the Arbitration Conciliation Act 1996. In this connection it is to be mentioned that this clause shall cease upon the delivery of possession by the Developer to the Purchasers herein.

15. All costs, charges and expenses including fees of the technical person shall be discharged and paid by the Developer, the owners hereto

shall have no liability or responsibility in this context in any manner whatsoever.

16. As soon as the building is habitable, the Developer shall handover the Owners' Allocation mentioned in the Schedule 'B' hereunder written and thereafter the Developer shall be at liberty to give possession to other prospective buyers without any consent of the owners. The Owners shall be exclusively responsible for punctually and regularly payment of all taxes rates duties as per their proportionate share. The prospective buyers shall pay their proportionate share of rates and taxes from the date of possession and / or registration whichever is earlier to the Developer herein with proper receipt.

17. The Owners shall not do any act deed or thing whereby the Developer shall have prevented from construction and completion of the said building. The Developer herein shall demolish the existing structure at its own cost and the materials of the said demolished building shall be taken by the Developer.

18. The Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construct a partnership between the Developer and the Owners or as a joint Venture between the parties hereto or constituted an Association of persons.

19. It is understood that from time to time to facilitate the construction of the building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various

applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein, the Owners doth hereby undertake further that they will do all such acts, deeds, matters and things and shall execute any such additional documents and / or authorization as may be required by the Developer for that purpose and the Owners also undertake to sign, execute all such additional development agreement, applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owners and / or go against the sprit of the presents.

20. In the event of the Owners committing breach of any of the terms and conditions herein contained or making willful delay in allowing the Developer to develop the said premises as hereinbefore stated, the Developer shall be entitled to get payments for damages and compensation from the Owners and the Owners shall be liable to pay such losses and compensation as shall be determined by the Arbitrator provided however if such delay shall continue for a period of 6 (six) months then in that event in addition to any other right which the Developer shall be entitled to sue the Owners for specific performance of this Agreement or to rescind or cancel this agreement and claim refund of all the moneys paid and spent by the developer for employing its obligations under these Agreement and also such losses and damages which the developer may suffer and / or incur for entering into this Agreement.

21. On the other hand the Developer fails to comply his obligations and violates and terms and conditions of this Development Agreement, then the Land Owners can claim damages due to violations on the part of the

Developer and Developer shall be bound to pay/compensate the Land Owners as per claim of the Land Owners without raising any objection.

COMMON RESTRICTIONS -

I. Neither party shall use or permit to use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity not use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

II. Neither party shall demolish or permit to demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the occupants in this behalf.

III. Both parties shall abide by all laws, bye-laws, rules and regulations of the Government, Statutory bodies and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, bye-laws, rules and regulations.

IV. The said properties have not been subject to any notice of attachment under public demands recovery act or for payment of Income Tax.

V. The Owners shall answer the requisition on title within one week from the date of the receipt of the said requisition on title from the Advocate or Solicitors for the Second Party as and when required.

VI. The Developer hereby agrees and covenants with the Owners to complete the construction of the building within **24 (twenty four)** months from the date of sanctioned plan.

VII. Immediately upon obtaining the possession of the said land and sanctioned building plan the Developer shall be entitled to start construction of the said building on the said premises and the owners shall not prevent the Developer from making construction of the proposed building till completion thereof, if the obligations of the Developer is fulfilled according.

VIII. The name of the building shall be given by the Developer in the due course at its absolute discretion.

IX. That the Owners shall bear the cost of individual electric meter for the Owners' allocated flats and Registration charges, if required.

X. Any extra work which is not mentioned in the Schedule i.e. after Specified Work hereinafter shall be undertaken by the Developer on payment for the work in advance as shall be determined by the Developer.

XI. The ultimate roof of the said proposed building will remain common amongst the Owners and the other flats Owners of the said building.

ARITCLE VIII-JURISDICTION

Only Courts in the competent jurisdiction of North 24 Parganas shall have the jurisdiction to try and determine all actions, suits and proceedings arising out of these presents between the parties.

- SCHEDULE 'A' ABOVE REFERRED TO -

ALL THAT piece and parcel of a plot of Bastu land measuring an area of **10 (Ten) Cottahs 7(seven) Chitak 42 (forty-Two) more or less (In L.R Dag no. 1004 (R.S 616) landed area 9 (Nine) Cottahs 2 (Two) Chittaks and 44 (Forty Four) Sqft. More or less & in L.R Dag no. 973 (R.S 601) 1 (one) Cottha 4 (Four) Chittaks 43 (Forty Three) Sqft.),** Holding no. 213 & 217 (Old 216), Ward no. 4, Premises/Holding no. 213 & 217, Sreema Road, TOGETHER with G+1 Storied Old dilapidated building measuring about 3000 sqft. more or less under South Dum Dum Municipality at Mouza – Gurui, J.L no. 16, R.S Dag no. 616 corresponding L.R Dag no. 1004 and 601 corresponding L.R Dag no 973, R.S Khatian no. 241 corresponding L.R Khatian no. 2198 and R.S Khatian no. 2198 corresponding L.R Khatian no. 3078, P.S – Dum Dum, within the local limits of South Dum Dum Municipality, under present A.D.S.R. Cossipur Dum Dum, in the District of North 24-Parganas, which is butted and bounded as follows-

On the North : 16 ft. m/l Sreema Road

On the South : Dag no. L.R 1004 & 973

On the East : Dag no. L.R 1004 & 973

On the West : 10 ft. internal Road

THE SCHEDULE 'B' ABOVE REFERRED TO -

(OWNERS' ALLOCATION)

PART - I

OWNERS' ALLOCATION : shall mean and include that in consideration of said property and on construction of a multistoried building in the manner as stated hereinabove the land Owners shall be entitled to get **35%** Sanctioned constructed area of the proposed building. The allocation of owners shall be specifically be mentioned in the supplementary Agreement

which shall be executed between the Parties. In addition to the allocation, the Owners shall get an amount of **Rs. 5,00,000/- (Rs. Five Lacs)** only each at the time of execution of this Agreement as **refundable** security amount.

PART - II

DEVELOPER'S ALLOCATION : Save and except aforesaid area i.e. Owners' Allocation remaining **65%** Sanctioned constructed area of the proposed building will be treated as Developer's Allocation and the Developer shall have absolute liberty/right to sell, convey and transfer their allocated area to any intending buyer or buyers at any consideration or under any terms and conditions as the Developer will think fit and proper.

SCHEDULE 'C'

(Common areas and facilities)

The Owners of the land along with the other co-owners, occupiers, society or syndicate or association shall allow each other the following easement and quasi easement rights privileges etc.

i) Land under the said building described in the Schedule – 'A'.

ii) All side spaces, back spaces, paths, passages, drain ways in the land of the said building.

iii) General lighting of the common portions and space for installations of electric meter in general and separate.

iv) Drains and sewers from the building in the Municipal connection drains and/or sewerage.

v) Stair case and staircase landings.

vi) Lobbies in each floor.

vii) Common septic tank.

viii) Common water pump.

ix) Common water reservoir

5. All electrical charges payable in common for the common portions of the said building.
6. Such other expenses including printing and stationery as also all litigation expenses in current in respect of any dispute with Municipality, other Authority or any other person or persons in relation to or as may be deemed by Adhoc Committee or Association of the occupiers and up-keep of said building.

- SCHEDULE 'E' : SPECIFICATION -

SPECIFICATIONS, AMENITIES, FACILITIES
(WHICH ARE PART OF THE APARTMENT)

FOUNDATION	:	Earth Quake Resistant RCC Framed Structure.
BED ROOMS		: Floor :Vitrified Tiles In all Bedrooms. Walls : Wall Putty.
KITCHEN	:	
Walls	:	Rectified Joint-Free Tiles Up To 2'.0" On Counter Walls and Wash Area.
Flooring	:	Vitrified Tiles.
Counter	:	Granite Counter.
Fittings	:	Stainless Steel Sink with reputed make fittings.
BATHROOM		:
Walls	:	Rectified Joint-Free Tiles.
Flooring	:	Anti-Skid Ceramic Tiles.
Fittings	:	Reputed Sanitary Ware / CP Fittings.
LIVING / DINNING / LOBBY / PASSAGE		:
Flooring	:	Vitrified Tiles.
Wall & Ceiling: Wall putty.		
ELECTRICAL	:	Modular Switches and Copper wiring in concealed conduit with TV, Telephone points geyser point bathroom. AC Point: For 1 BHK flats – in bedroom For 2 BHK flats – in one bedroom For 3 BHK flats – in two bedrooms
LOBBY	:	Entrance Lobby – Exquisitely designed at

		ground floor.
OTHERS	:	Lift of Reputed Make. 24 X 7 security. CCTV Surveillance in common Areas. Intercom.

IN WITNESS WHEREOF both the parties hereto have hereunto set and subscribed their respective hands, seals and signature on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

in presence of : -

WITNESSES : -

1. Sourita Dutta
6/1 H.P. Road
Kol- 711102

2. Sukhanu Bose
S/o Himangshu Kumar Bose
8, Sreene Road, Kol-65.

Himangsu Basu @
Himangsu Kumar Basu

Sudhangsu Kumar Bose

SIGNATURE OF THE OWNERS

Raunak Properties Pvt. Ltd.
Director

SIGNATURE OF THE DEVELOPER

Drafted by me
Soumyajit Bhatta.
(Soumyajit Bhatta)
Advocate
High Court, Calcutta
9830413068
bhatta.soumyajit69@gmail.com
Enrollment no. 774/2000.

x) Water and sewerage eviction from the pipes of the every units, to drain and sewerage common to the said building. The developer shall be providing the water supply lines, ground & roof top reservoirs, sumps, drain pipes, cables, water courses, gutters, wires and other conveniences for proper utility and services of all the prospective Owners of the building complex.

xi) Common electric line.

xii) Top roof of the said building.

xiii) Other common areas and facilities and common amenities as to be provided in the said building.

SCHEDULE 'D'

(Common expenses)

1. The expenses of administration, maintenance, repair, replacement of the common equipments and accessories common areas and facilities including white washing, painting and decorating the exterior portions of the said building, the boundary walls, entrance, the stair cases, the landings, the gutters, rain water pipes, motors pumps, water and gas pipes, electrical wiring and installations, sewerages, drains and all other common parts, fixtures, fittings and equipments in under or upon the building enjoyed or used in common by all co-Owners or other occupiers hereof.
2. The costs of cleaning, maintaining and lighting the main entrance, passages, landings, stair cases and other parts of the building as enjoyed or used in common by the occupiers of the said building.
3. The salaries of Chowkiders, Plumbers, Electricians, Sweepers etc.
4. The costs of making, repairs, replacement and maintenance of pumps, tubewels and other plumbing works including all other service rendered in common to all occupiers.

MEMO OF CONSIDERATION

RECEIVED from the within named Developer the within mentioned sum of **Rs 10,00,000/- (Rupees Ten Lakhs)** only (Refunded amount) in the following manner;

Date	Bank Name	Cheque no.	Amount
03/09/2022	SBI, Kolkata Branch	917302	Rs. 5,00,000/-
03/09/2022	SBI, Kolkata Branch	917303	Rs. 5,00,000/-

Total Rs. 10,00,000/-

Total Rs. 10,00,000/- (Rupees Ten Lacs) only

Witnesses

1. Sulekha Bose
8 Sreema Road
Kol - 65

2. Soumen Chatterjee
Purba Sinthee Road
Dum Dum, Kol-30

Himangsu Basu @
Himangsu Kumar Basu

Sudhangsu Kumar Bose

SIGNATURE OF THE OWNERS

OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARGANAS

D.S.R. - BARASAT & R.A. - KOLKATA

1. STATUS : PRESENTANT

LEFT HAND FINGER PRINT Name .....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

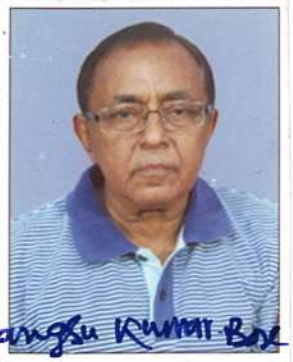
RIGHT HAND FINGER PRINT

SIGNATURE Himangshu Basu @ Himangshu Kumar Basu

2. LEFT HAND FINGER PRINT Name .....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



Sudhangshu Kumar Bose

RIGHT HAND FINGER PRINT

SIGNATURE Sudhangshu Kumar Bose

3. LEFT HAND FINGER PRINT Name .....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

@Vinay Jhunjhunwala

RIGHT HAND FINGER PRINT

SIGNATURE @Vinay Jhunjhunwala.

4. LEFT HAND FINGER PRINT Name .....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

Space for Photo

RIGHT HAND FINGER PRINT

SIGNATURE .....

Major Information of the Deed

Deed No :	**I-1506-11633/2022**	**Date of Registration**	**05/09/2022**
Query No / Year	**1506-2002588787/2022**	**Office where deed is registered**	
Query Date	**28/08/2022 9:34:01 PM**	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Soumyajit Bhatta High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9836879527, 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 : 10,00,000/-]	
Set Forth value		Market Value	
Rs. 1,00,00,000/-		Rs. 1,57,84,425/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,021/- (Article:48(g))		Rs. 10,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Sreema Road, Mouza: Gorui, JI No: 16, Pin Code : 700028

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	LR-1004 (RS :-)	LR-2198	Bastu	Bastu	9 Katha 2 Chatak 44 Sq Ft	80,00,000/-	1,21,53,224/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
L2	LR-973 (RS :-)	LR-3078	Bastu	Danga	1 Katha 4 Chatak 43 Sq Ft	10,00,000/-	17,32,763/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
		TOTAL :			**17.3181Dec**	**90,00,000 /-**	**138,85,987 /-**	
	Grand Total :				**17.3181Dec**	**90,00,000 /-**	**138,85,987 /-**	

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.	10,00,000/-	18,98,438/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**3000 sq ft**	**10,00,000 /-**	**18,98,438 /-**	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri Himangshu Basu, (Alias: Himangshu Kumar Basu) Son of Late Sudhir Kumar Basu Executed by: Self, Date of Execution: 05/09/2022 , Admitted by: Self, Date of Admission: 05/09/2022 ,Place : Office	 05/09/2022	 LTI 05/09/2022	Himangshu Basu Himangshu Kumar Basu 05/09/2022
	266, Dakshin Dari Road, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AUxxxxxx2N, Aadhaar No: 98xxxxxxxx7693, Status :Individual, Executed by: Self, Date of Execution: 05/09/2022 , Admitted by: Self, Date of Admission: 05/09/2022 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri Sudhangsu Kumar Bose (Presentant) Son of Late Sudhir Kumar Bose Executed by: Self, Date of Execution: 05/09/2022 , Admitted by: Self, Date of Admission: 05/09/2022 ,Place : Office	 05/09/2022	 LTI 05/09/2022	Sudhangsu Kumar Bose 05/09/2022
	266, Dakshin Dari Road, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AAxxxxxx7L, Aadhaar No: 40xxxxxxxx6499, Status :Individual, Executed by: Self, Date of Execution: 05/09/2022 , Admitted by: Self, Date of Admission: 05/09/2022 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Raunak Properties Pvt Ltd** P-829/A, Lake Town, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx1K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri Raunak Jhunjhunwala Son of Shri Sushil Kumar Jhunjhunwala Date of Execution - 05/09/2022, , Admitted by: Self, Date of Admission: 05/09/2022, Place of Admission of Execution: Office			Raunak Jhunjhunwala
		Sep 5 2022 1:34PM	LTI 05/09/2022	05/09/2022
	P-829/1, Lake Town, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx5G, Aadhaar No: 23xxxxxxxx4549 Status : Representative, Representative of : Raunak Properties Pvt Ltd (as Managing Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Somen Chatterjee Son of Late Gopal Chatterjee Purba Sinthee Road, City:- , P.O:- Ghughudanga, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700030			Somen Chatterjee
	05/09/2022	05/09/2022	05/09/2022
Identifier Of Shri Himangshu Basu, Shri Sudhangsu Kumar Bose, Shri Raunak Jhunjhunwala			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Shri Himangshu Basu	Raunak Properties Pvt Ltd-7.57854 Dec
2	Shri Sudhangsu Kumar Bose	Raunak Properties Pvt Ltd-7.57854 Dec

Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Shri Himangshu Basu	Raunak Properties Pvt Ltd-1.08052 Dec
2	Shri Sudhangsu Kumar Bose	Raunak Properties Pvt Ltd-1.08052 Dec

Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Shri Himangshu Basu	Raunak Properties Pvt Ltd-1500.00000000 Sq Ft
2	Shri Sudhangsu Kumar Bose	Raunak Properties Pvt Ltd-1500.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Sreema Road, Mouza: Gorui, Jl No: 16, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1004, LR Khatian No:- 2198		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 973, LR Khatian No:- 3078		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150611633 / 2022

On 05-09-2022

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 11:48 hrs on 05-09-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri Sudhangsu Kumar Bose , 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 1,57,84,425/-

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

Execution is admitted on 05/09/2022 by 1. Shri Himangshu Basu, Alias Himangshu Kumar Basu, Son of Late Sudhir Kumar Basu, 266, Dakshin Dari Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Retired Person, 2. Shri Sudhangsu Kumar Bose, Son of Late Sudhir Kumar Bose, 266, Dakshin Dari Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Retired Person

Indetified by Shri Somen Chatterjee, , , Son of Late Gopal Chatterjee, Purba Sinthee Road, P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Business

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

Execution is admitted on 05-09-2022 by Shri Raunak Jhunjhunwala, Managing Director, Raunak Properties Pvt Ltd (Private Limited Company), P-829/A, Lake Town, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Shri Somen Chatterjee, , , Son of Late Gopal Chatterjee, Purba Sinthee Road, P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,021/- (B = Rs 10,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/09/2022 1:02PM with Govt. Ref. No: 192022230113492048 on 03-09-2022, Amount Rs: 10,021/-, Bank: SBI EPay (SBIePay), Ref. No. 1069955063637 on 03-09-2022, 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 10/-, by online = Rs 40,011/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 11475, Amount: Rs.10/-, Date of Purchase: 14/06/2022, Vendor name: R Sur
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/09/2022 1:02PM with Govt. Ref. No: 192022230113492048 on 03-09-2022, Amount Rs: 40,011/-, Bank: SBI EPay (SBIePay), Ref. No. 1069955063637 on 03-09-2022, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 421101 to 421140

being No 150611633 for the year 2022.

Seal of the Additional District Sub-Registrar, Cossipore Dumdum, District North 24 Parganas

Digitally signed by KAUSTAVA DEY
Date: 2022.09.06 11:30:11 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/09/06 11:30:11 AM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

West Bengal.

(This document is digitally signed.)