

708/2018

P-710/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 1/76800/18

P 945179

Certify that the document is admitted
 in registration. The signature sheets
 and the endorsement sheets attached
 with this documents are the part of
 this document.

G.No. 1/76800/18

Addl. District Sub-Registrar
 Bidhannagar, (Salt Lake City)

17 APR 2018

upto 975
 (5)

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT executed at Kolkata on
 this 16th day of April, 2018.

BETWEEN

V-c no
 122/18

129434

Utpal Maity

1977

NAME.....
ADD.....
Rs.....
13 MAR 2018
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kct-1

Dum Dum Park

Lake Town

AD-55

13 MAR 2018

Utpal Maity



V.C.T.I
335

Utpal Maity



V.C.T.I
340

For and on behalf of
Krisnanagar Refuges Co-Operative Colony Ltd.
Ranendu Mohan Roy
Secretary



Addl. District Sub-Registrar
Bidhannagar, (Self Lake City)

16 APR 2018

Manab Majumdar
S/o Late Ajit Kumar Majumdar
24 H/4, Raja Manindra Road,
P.O - Belgachia, P.S - Chitpur
Kolkata - 700037
Occa - Service

KRISHNAPUR REFUGEE CO-OPERATIVE COLONY LTD. (PAN No. AADAK5746K) a registered Co-operative Society of under the Bengal Co-operative Societies Act, 1940(Bengal Act XXI of 1940) and its statutory modifications and/or reactments thereof in force from time to time and having its now registered office at and at functioning from Dum Dum Park, 1st Floor, P.S. Lake Town, P.O Bangur Avenue, Kolkata-700055 within the limits of South Dum Dum Municipality, Ward No. 28, Kolkata-700055, represented by its Secretary **SRI RANENDRA MOHAN ROY**, son of Late P.M. Roy having his PAN No. ADDPR2173F, by faith - Hindu, by Nationality - Indian, by Occupation - Retired, residing at 517, Dum Dum Park, P.O. Bangur Avenue, P.S. Lake Town, Kolkata- 700055, by having its Registered Office at and at functioning from Dum Dum Park Bazar, hereinafter called and or referred **OWNER SOCIETY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed mean and include its successors and assigns of the **FIRST PART.**

AND

SRI UTPAL MAITY (PAN No. AGTPM4770C) son of Late G.B. Maity, by faith-Hindu, by Nationality - Indian, by Occupation - Business, carrying on business under the name and style of **PARK PROPERTIES**(PAN No. AGTPM4770C) as the sole proprietor thereof having his office and

functioning at 638, Dum Dum Park, Kolkata-700055, P.S.- Lake Town, P.O. Bangur Avenue, Kolkata-700055, Ward No. 28, within the limits of South Dum Dum Municipality, hereinafter called and or referred **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators and assigns of the **SECOND PART**.

WHEREAS by and under a Memorandum executed between the Government of West Bengal and the Owner Society, the Govt. of West Bengal had under Sub-Section (2) of the Section 10 of West Bengal Land Development and Planning Act, 1948 (West Bengal Act XXI of 1948) empowered the Owner Society to execute at its own cost a Development Scheme and to dispose of the lands comprised therein on certain terms, thereby the Govt. of West Bengal allotted the total land measuring more or less 87.67 Acre as mentioned in Schedule - 'A' of the memorandum of Agreement dated 21.12.1951.

AND WHEREAS by and under an Articles of Agreement entered into between the Owner Society of the one part and the Governor of the State of West Bengal of the other part, agreement included in some modification and variation dated 27th day of November 1975, which was in furtherance of the Memorandum dated 21.12.1951, by and under

which the Governor of the State of West Bengal conveyed and transferred to the Owner herein the total area of land measuring 85.33 acres more or less, comprising partly residential and partly commercial and more particularly described in Schedule A thereto. The said Agreement dated 27th November, 1975 was duly registered on 28th day of November, 1975 in the office of Sub-Registrar Office at Cossipore Dum Dum recorded in Book No. 1, Volume No. 176, Pages from 211 to 215 being No. 9812 for the year 1975.

AND WHEREAS in terms of the Agreement the Govt. of West Bengal had conveyed unto the Owner an area more or less 85.33 acres for Development Plan to be used for scheme/schemes prepared by one Krishnapur Refugee Co-operative Colony Ltd. (Owner Society) and also approved the allotment of the Plots of land as shown in the Development Plan of the said scheme amongst the members of the said Society.

AND WHEREAS the Land and Land Revenue Department, Land Development Branch, Government of West Bengal approved in this scheme with Plan the total acquisition cost has already been paid to the Govt. as well as the price of individual plots at which the said Co-operative society proposed to the Govt. and the Govt. has agreed and

accepted the proposal of the society to allot the Plots to its respective members.

AND WHEREAS by the part recited Articles of Agreement dated 27th day of November, 1975 made by and between Government of West Bengal and Krishnapur Refugee Co-operative Colony Ltd., duly registered in the office of Sub-Registrar Cossipore Dum Dum on 28th day of November 1975 and recorded in Book No. 1, Volume No. 176, Pages from 211 to 215, being No. 9812, for the year 1975, the said Co-operative has become is the lawful and absolute owner measuring an area 85.33 acres more or less more fully described in Schedule "B" hereunder.

AND WHEREAS the members of the Owner Society in the Special General Meeting held on 25-01-2004 approved the scheme to change the industrial plot admeasuring an area of 1 Bigha and 2 Cottahs approx. into a residential plot for constructing multistoried building and the said flats will be distributed amongst to the residents of the Society area who are mainly refugees from erstwhile East Pakistan now Bangladesh and also to others who will be interested. A copy of the Resolution was duly submitted to the Assistant Registrar, Co-operative Society vide letter dt.03-01-2005.

AND WHEREAS the members of the Owner Society in the General Meeting held on 30th November, 2014 decided and approved to provide land of about 8.34 Cottahs for construction of Pumping Station to pump out the accumulated storm Water from Dum Dum Park for the benefits of the residents of Dum Dum Park, to South Dum Dum Municipality / KMDA, out of 1 Bigha 2 Cottahs of land, by way of Lease Deed and the balance available land of more or less of 13.5 Cottahs in C.S. Dag No. 2425 to 2432 will be utilized for construction of residential flats and other units morefully and particularly mentioned in Schedule-B herein below.

AND WHEREAS Board of Directors of the Owner Society invited tenders and in the extended meeting held on 09-04-2014 and 13-04-2014 decided to award contract to The Developer, namely M/s. Park Properties, Developer and Contractor on joint venture basis whose tender was the best tender received in response to the open tender floated by the Society.

AND WHEREAS the members of the Owner Society in the General Meeting held on 01-06-14 also approved to award a contract to the

Developer namely M/s. Park Properties on joint venture basis, finalized on the basis of open tender and approved by the Board of Directors.

AND WHEREAS the members of the Owner Society in the General Meeting held on 26-06-2016 and also on 19-02-2017 discussed and approved the Draft Development Agreement and Development Power of Attorney after Development Agreement to be executed by The Secretary of the Owner Society.

AND WHEREAS the Owner society has now decided to develop the vacant land/plot measuring an area 13.5 Cottahs of land more or less by making construction of residential Flats by the approved developer. The said plots of land is morefully mentioned and described in **Schedule "B"** hereunder written.

AND WHEREAS before entering into this Agreement the owner society has represented to the Developer as follows:

1. The Owner Society is the absolute owner of said Plot of land as **described in "B" Schedule** hereunder written and is in absolute Khas Possession of the Owner society and no person other than the owner society have any right, title, interest or

occupancy, easement or otherwise in the said Premises or part whatsoever.

2. The right, title and interest of the owner society in the said premises is free from all encumbrances.
3. No part of the said Premises is or has been attached and/or liable to be attached against decree of any court of law or any other Govt. functionaries like as Registrar of Co-operative Society of any complain by the bonafide members of the said Co-operative Society.
4. The owner society has not dealt with the said Plot of land whereby the right title and interest of the owner society as to the ownership use, development and enjoyment thereof is or may be affected in any manner whatsoever.
5. The owner society has agreed to appoint the Developer for the Development of the said Plot of land and relying on the aforesaid representation made by the owner society. The Developer has agreed to develop the said plot of vacant Plot by

constructing residential complex at his own costs on the terms and conditions appearing hereunder.

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

1. The following words used in this Agreement shall be deemed to have the meaning mentioned against each of them.
 - a. **ADVOCATE** shall mean Sri Manabendra Thakur, having its office at 47/12, Jawpur Road, Kolkata - 700074, appointed by the Developer for the supervision of the legal affairs of the project herein defined. However, the Owner Society will be appointing its Own Advocate and both the Advocates would consult each other on all legal issues.
 - b. **ARCHITECT** shall mean and include any person or firm appointed or nominated by the Developer as Architect with the written consent of the owner society from time to time for the supervision of the construction of the Building at the said premises.
 - c. **BUILDING** shall mean the proposed multistoried R.C.C.frame structure building having a number of self contained flats/dwelling units along with common areas and usufructs and/or car parking spaces at the said Premises according to the Plan prepared with the consent of the Owner Society and to be sanctioned by South Dum Dum Municipality.

- d. **BUILDING** Construction shall be as per terms and conditions as stipulated in the Tender.
- e. **BUILDING PLAN** to be prepared by the Architect nominated by the Developer with the consent of the Owner Society, shall deem to mean and include the structural drawings, layout plans utilities and other specifications of the said building to be approved by owner society and to be sanctioned by the South Dum Dum Municipality with any renewal or revision amendments thereto and/or modifications thereof made or caused to be made by the Developer as per the advice of the Architect with due knowledge of the owners and sanctioned by the South Dum Dum Municipality.
- f. **COMMON AREAS, FACILITES AND AMENITIES** shall mean and include corridors, stairways, passage ways, pump room, electric meter room, tubewell, overhead water reservoir, water pump and open space around the building and all other facilities amenities and easements for the common use of the Owners and legal occupiers / residents of the building more fully mentioned and described in the Schedule hereunder written.

- g. **COMMON EXPENSES** shall mean and include the proportionate expenses to be incurred and paid by each of the unit owner for the management, upkeep and maintenance of the new Building at the said premises.
- h. **OWNERS / Owners Society** shall mean Krishnapur Refugee Co-operative Colony Ltd. and shall deem to include its respective heirs successors-in-office, executors, administrators, legal representatives and assigns.
- i. **DEVELOPER** shall mean **SRI UTPAL MAITY** son of Late G.B. Maity, having PAN No.AGTPM4770C, by faith-Hindu, carrying on business under the name and style of **PARK PROPERTIES**, as the sole proprietor thereof having his office and at functioning at 638, Dum Dum Park, P.S.- Lake Town, P.O. Bangur Avenue, Kolkata-700055, Ward No. 28, within the limits of South Dum Dum Municipality.
- j. **SUPER BUILT-UP AREA** shall mean and include the built up area of the flat/constructed space and the proportionate area of the common part portions and areas as per Building Rules.

k. **OWNER'S ALLOCATION** shall mean and include 45% of the total constructed area to be allotted to the Owner/Society in respect of Block - A to be constructed as per sanction building Plan to be sanctioned by the authority of South Dum Dum Municipality and that the Owner Society shall be allotted the said 45% of the total constructed area in Block - A from ground floor to top floor of the proposed G+5 storied building together with proportionate undivided indivisible share in the land attributable to such flats, shops, car parking space and other commercial spaces, and/or dwelling units **TOGETHER WITH** right to use the common parts portions areas and the facilities to be provided in the said proposed.

l. **DEVELOPER'S ALLOCATION** shall mean and include 55% of the total constructed area to be allotted to the Developer in respect of Block - B to be constructed as per sanction building Plan to be sanctioned by the authority of South Dum Dum Municipality and that the Developer shall be allotted the said 55% of the total constructed area in Block - B from ground floor to top floor of the proposed G+5 storied building together with proportionate undivided indivisible share in the land attributable to such flats, shops, car parking space and other commercial spaces, and/or dwelling units **TOGETHER WITH** right to use the common parts portions areas and the facilities to be provided in the said proposed.

- m. **PREMISES** shall mean **ALL THAT** piece and parcel of land and proposed building is situated within the village Krishnapur, Mouza - Shyamnagar (formerly Krishnapur) J.L No. 17 now 32/20, P.S.- Lake Town, District North 24 Parganas, comprised in C.S. Plot No. 2432 measuring an area more or less 13.5 Cottah.
- n. **SALEABLE SPACE** shall mean and include the space 55% of the constructed area in Block - B in the proposed G+5 storied building to be constructed as per sanctioned building plan by the South Dum Municipality in the building available for independent use and occupation including the area of common facilities and amenities meant to be sold or conveyed to intending purchasers.
- o. **TITLE DEEDS** shall mean the deeds of memorandum of agreement dated 21st day of December, 1951 Articles of Agreement dated 28th day of November, 1975 all the documents relating to the property for sanctioning of the plan and affective purpose as required by the Developer and owners society shall have to be produced as and when required.
- p. **LAND** shall mean that piece and parcel of land comprised in the said premises and more fully described in the Schedule 'B' hereunder written.
- q. **PLAN** shall mean the Building plans to be prepared with the consent of the Society to be sanctioned by the South Dum Dum

Municipality and shall also, wherever the context permits, include such plans, drawings, designs, elevations and specifications as are prepared by the Architect nominated by the Developer with the consent of the Owner Society and also includes any modification therein and approved and sanctioned by the said Municipality.

r. **PROPORTIONATE/PROPORTIONATELY** shall mean variable proportionate share or pro rata ratio to be calculated according to the built up area of the constructed unit in co-relation to the total super built up area in the entire new building.

s. **BUILT-UP AREA** shall mean and include the area of the flat/constructed space including the thickness of the external walls and half the area under wall or a pillar or a column which falls between two flats/constructed spaces and shall be in conformity with the provisions of the Act/other Acts which is related to real estate.

t. **UNIT** shall mean any constructed area and/or proportionate spaces in the new building which is capable of being owned purchased transferred and/or rented or liened and capable of being enjoyed independently by the unit owner.

u. **UNIT OWNER** shall mean any person, entity organization Hindu undivided Family, Trust, who acquires or agrees to acquire and own a unit in the New Building on ownership basis and shall include the Developer and Owner Society for their respective units allocated to each of them respectively.

2. This Agreement shall be deemed to have commenced upon signing of this Agreement and unless determined by mutual consent, this Agreement shall remain in full force and effect till the successful completion of the Project.

3. All costs and expenses and taxes for the construction following all due steps and completion of the new building at the said premises and also the fees payable for obtaining necessary permissions or sanctions shall be borne and paid by the Developer and the Owners shall not be liable contribute any amount for the same.

4. The Developer at its own cost, shall prepare all necessary plans for submission to the appropriate authority for obtaining sanction in the name of the Owner Society and Owner Society shall render all necessary cooperation to the Developer by signing all necessary papers which are required from time to time for obtaining necessary permissions with to enable the Developer to complete the new building in accordance with

the sanctioned building plan. The Developer shall bear and pay all fees, costs, charges and make deposits wherever necessary and the Developer shall be exclusively entitled to get refund, if any if such deposits and the owners shall have no claim in such refunds.

5. The owner Society shall also execute a General Power of Attorney in favour of the Developer simultaneously with the signing of this agreement authorizing and conferring powers to the Developer to sign and executed the Deed of Conveyance on behalf of the owner Society for conveying the proportionate undivided share in the land in favour of the prospective purchasers of the Developer's allocated area and the same shall remain valid and full force until the sale of the entirety of the Developer's Allocation areas and every part thereof and all rights appertaining thereto are conveyed in favour of the Developer or its nominees.

6. Notwithstanding the Power of Attorney given by the owner Society in favour of the Developer, the owner Society agree to execute the Deed of Conveyance in respect of the proportionate undivided share in the land in favour of the Developer or his nominee or nominees in respect to the Developer's Allocation and wherein the owner society agrees to be a confirming party to the sale to prospective purchasers regarding the proportionate undivided share of land in respect to the Developer's

Allocation.) It is made clear that the Developer is permitted to raise construction more than G+5 storied, the increased portion shall also be divided in 45% in favour the Owner society and remaining 55% in favour of the Developer.

7. The owner Society agree and covenant with the Developer not to cause any interference or hindrance in the matter of construction and completion of the new building in accordance with the specification mentioned in the Schedule hereunder written. Notwithstanding the same, the owners Society may inspect and assess the progress of the work and quality of the materials used in the construction of the new building and the Developer shall always assist and satisfy their queries.
8. The Owner Society shall handover possession of the said Premises to the Developer within fifteen day from obtaining the sanction of the Building Plan. It is expressly agreed between the parties that such possession to be made over to the Developer to enter into the said premises possession to enter into the said premises and carry out construction thereon and the physical possession of the said premises would always be deemed to be with the Owner Society. The Developer shall not have any right, title and interest over the said premises during the stage of construction. The Developer's right to the constructed area falling under the Developer's Allocation would become enforceable only

after completion of the construction, which is the subject matter of this Agreement.

9. The owner Society shall not part with possession of the said premises or create any third Party interest in the said premises and similarly the Developer also shall not create any charge on the property while carrying on and completing the new building **PROVIDED HOWEVER** each of the Party shall be entitled to enter into any agreement for sale of their respective allocated areas and receive the advance or full consideration money and appropriate the same to their own account.
10. The Owners Society shall keep the Developer indemnified and harmless against all losses, damages, costs claims, charges and proceeding that may arise and/or be suffered by the developer due to negligence, omission or commission of any act by or on the part of the owner Society. Similarly, the Developer indemnifies and covenants to keep the owner Society indemnified and harmless against all losses, damages costs, claims, charges and proceedings that may arise and be suffered by the owners due to negligence, omission or commission of any act by or on the part of the Developer.
11. It shall be the responsibility of the owner Society to clear all municipal rates and taxes and other outgoings up to the date of handing

over the possession of the said Premises to the Developer and thereafter it will be the liability and responsibility of the Developer to pay all taxes and the owner will have no obligation to pay any rates and taxes and it will be entirely rest upon the developer and/or his nominees and respective flat/constructed space.

12. The Developer shall construct, erect and complete the new building as per the sanctioned Plan with such common areas and portions for the common use of the occupants in the new building more fully mentioned in the Schedule hereunder written within 36 months from the date of handing over possession of the said premises, subject to force majeure failing which the owner shall have every right to cancel the agreement and enter into the premises without any further reference to the developer. It is expressly agreed between the parties that time is the essence of the contract.

13. The Developer is authorized to apply for and obtain the water, electric connection and high tension power connection in the name of the owner/s but the cost and expenses for such utilities shall be borne and paid by the Developer during the construction period and upon completion of the new building it will be treated as the common expenses and same shall be shared proportionate amongst the units owners of the

building including the owners for their respected allocated areas. The Owner Society shall, wherever necessary sign all necessary forms and application thereof.

14. The Owner Society shall deposit the xerox copies of the Original title deeds and the other connected relating to the said premise with the Developer at the time of obtaining the sanctioned building Plan which the Developer shall keep with him until completion of the new Building and upon completion of the Building and handing over all until to the respective owner Society and after formation of the Flat owners association the same shall be handed over to the Flat owners association.

15. Upon completion of the new building the Developer before selling any portion of his allocation shall give a notice to the owner Society offering each of the prospective purchaser to take possession of his/her respective allocated Flat/constructed space and within 45 days notice each of the owner shall take possession of his/her respective allocated flat and/or space. In the event the Owner Society or its agents or nominees fail to take possession of their portion in the constructed building within the stipulated time the Owner Society shall inform the developer in writing and such possession shall be handed over by the developer as mutually decided at that time.

16. It is expressly agreed that the Developer shall have unfettered right to enter into Agreement for Sale and Indenture of Conveyance in favour of each prospective purchaser in the capacity as Developer and upon condition that the Owner Society, Principal herein, shall join and execute each such Indenture of Conveyance to be executed in favour of the person for the sale, transfer, conveying and assuring unto the Purchaser his proportionate right, title and inherent in the said property.

17. It is expressly agreed that the Developer shall join as Confirming Part in each Indenture of Conveyance to be executed by the Owner Society in favour of each such prospective purchaser for sale, transfer, conveyance to the prospective purchaser.

18. It is agreed between the parties that the Developer will not transfer any part or portion of the premises to any intending Purchaser/ Purchasers without handing over the possession to the Society so far it relates to its allocation.

19. Any notice by any party or any other party shall be deemed to have been duly served on the 4th day of it being handed over to the postal department for despatch and posted under registered post or speed post with acknowledgment due receipt.

20. The Courts having territorial jurisdiction over the said property alone will have exclusive jurisdiction to entertain, try and determine all

acts and proceedings between the Parties hereto arising out of or under this Agreement or in connection with the arbitration as provided herein after.

21. All disputes and differences between the Parties hereto in respect of the construction or interpretation of any of the terms and conditions contained herein or arising out of these presents relating to the rights and duties of the Parties hereto shall be referred to arbitration within the meanings of the Arbitration and Conciliation Act, 1996 and the Arbitrator will be Chairman of the Owner Society and his decision will be last and final.

22. IT IS FURTHER agreed and declared as follows by and between the Parties the Developer shall pay Rs.6,00,000/- (Rupees Six Lacs) only as Security Deposit to the owner society in such manner -

i. Rs.2,00,000/- has already paid to the owners society by the Developer and balance Rs.4,00,000/- to be paid by the Developer firm to the owners Co-operative Society before signing of this agreement.

ii. The total amount of Rs.6,00,000/- shall be refunded by the owners society to the Developer without any interest after obtaining physical possession of the constructed allocated area.

It is agreed by and between the parties that the Developer shall deliver possession in livable and complete habitable condition along with all amenities utilities easements passages electric and water connections etc and any other usufructs for each individual unit to the Owner Society regarding the Owners allocation along with complete constructional work of the proposed building within 36(Thirty Six) month from the date of handing over possession of the said premises as per the terms of the Tender. It is agreed between the parties that the time for completing the construction of the proposed building may be extended till a maximum of six months (180 days) provided there are genuine reasons for the same save and except new circulars / notifications by the Govt. of West Bengal, Central Govt. or any other local authority or authorities concerned which change or cause to change and/or alter the existing terms and conditions and presents of this agreement and/or any unnatural circumstances like earthquake, flood, civil commotion, riot, war etc. which are beyond the control of the Developer.

SCHEDULE "A" ABOVE REFERRED TO:

ALLT THAT piece and parcel of land is situated within village- Krishnapur, Mouza-Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), P.S.- Lake Town, District North 24 Parganas, comprising

Plot No. 2320 to 2324, 2326, 2327, 2330 to 2333, 2343 to 2373, 2376 to 2393, 2395 to 2404, 2413 to 2417, 2425 to 2432, 2440, 2442 to 2491 and 2555 to 2558 lying and situated at Dum Dum Park, Kolkata - 700055, under Additional District Sub-Registration Office Bidhannagar (Salt Lake City), measuring an area more or less 87.97 acres.

✓
SCHEDULE "B" ABOVE REFERRED TO:

ALL THAT the piece and parcel of Bastu land measuring more or less 13.50 Cottahs of the Development Plan of the said Society in Mouza-
← Shyamnagar(formerly Krishnapur), J.L. No. 32/20 (formerly No.17), C.S./R.S. Dag No.2432, Ward No. 28, within the Municipal area of South Dum Dum Municipality under Additional District Sub-Registration Office Bidhannagar(Salt Lake City), situated at Dum Dum Park, P.S.- Lake Town, Kolkata-700055, in the district of North 24 Parganas and butted and bounded in the following manner:

ON THE NORTH	:	Malik Para
ON THE SOUTH	:	Bagjola Canal site Road(20'feet)
ON THE EAST	:	Owner of the vacant land
ON THE WEST	:	Pump House of South Dum Dum Municipality

^c
SCHEDULE 'D' ABOVE REFERRED TO:

(Specification of the work of Owner's/Vendor's Allocation)

1. **R.C.C. Structure:**

As per approved Sanctioned Plan

2. **Brick Works:**

Insides wall of the Flat 3", Outside wall of the Flat 8" and Flat to Flat partition wall 5" thickness.

3. **Plastering:**

Inside/ Outside 1 thick with proper ratio.

4. **Flooring:**

Floor of Bed Room will be vitrified tiles. Floor of Drawing-dining space will be vitrified Tiles. Floor of Toilets / Kitchen will be white marble (3 x 2 Size).

5. **Electricity:**-All electric line will be concealed with ISI Std. Copper wire (Finolex Brand). At Bed room 2 Nos. Light Points, 1 No. Fan Point, 1 No. 5 Amp. Plug Point, except the Agreement any extra point treat as extra cost which pay by the Purchaser.

At Drawing-Dining space 4 Nos. Light Points, 2 Nos. Fan Points, 1 No. Fridge Point, 1 No. T.V. Point, 1 No. 5 Amp. Plug Point. At Kitchen 1 No. Light Point, 1 No. Exhaust Fan Point, 1 No. 15 Amp. Plug Point, 1 No.

Aqua Guard Point, At Toilets 1 No. Light Point, 1 No. Exhaust Fan Point, 1 No. Geyser Point at each Toilet. At Balcony 1 No. Light Point, 1 No. Door Bell Point. All electrical wiring will be Finolex wire 86 all electrical switch 86 others will be Modular Switch, A.C. Point will be provided in Master Bed Room.

6. **Plumbing and Sanitary**:-All plumbing and Sanitary line will be concealed with ISI fittings. 1 No. White Commode at Common Toilet with two tap, One Shower and One No. White Commode at attach-Toilet with Two Tap and One No. Shower, One Sink with Two Taps at Kitchen One White Basin at Drawing-Dining Space. All plumbing / Sanitary fittings will be ESSESS Brand / Jaguar/ Marc Brand fittings and Parryware Commode / Basin.

7. **Door and Window Pallas**:-

All Door will be MI standard Flush Door and Palla of Both Toilets will be P.V.C. Palla and all window Aluminum sliding window with' Grill & Glass fittings.

8. **Paints**:-

All inside wall of the Flat will be Plaster of Paris and Paints of Door Palla will be two coats Primer and one coat coat paints.

9. **Lifts**:-

One with 4 Nos. Passengers Lift in each Block.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the 16th day of April Two Thousand Eighteen(2018).

SIGNED, SEALED AND DELIVERED

At Kolkata in the presence of :-

1. Pradip Narayan Datta.
156 Dum Dum Park.
Kolkata-700055.

For and on behalf of
Krisnapur Refugees Co-Operative Colony Ltd.

Ramesh Kumar
Secretary

SIGNATURE OF OWNER/SOCIETY

2. Binoy Bhawan Roy
459, Dum Dum Park
Kolkata - 700055

Utpal Maity
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by me :

Manabendra Thakur

**Manabendra Thakur,
Advocate,**

High Court, Calcutta
Regn. No. WB/99/1989


SIGNATURE OF THE
PERSON/TANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
LH BOX-SMALL TO THUMB PRINTS
N.B.-
R.H. BOX. -THUMB TO SMALL PRINTS

	L H.
	R H.



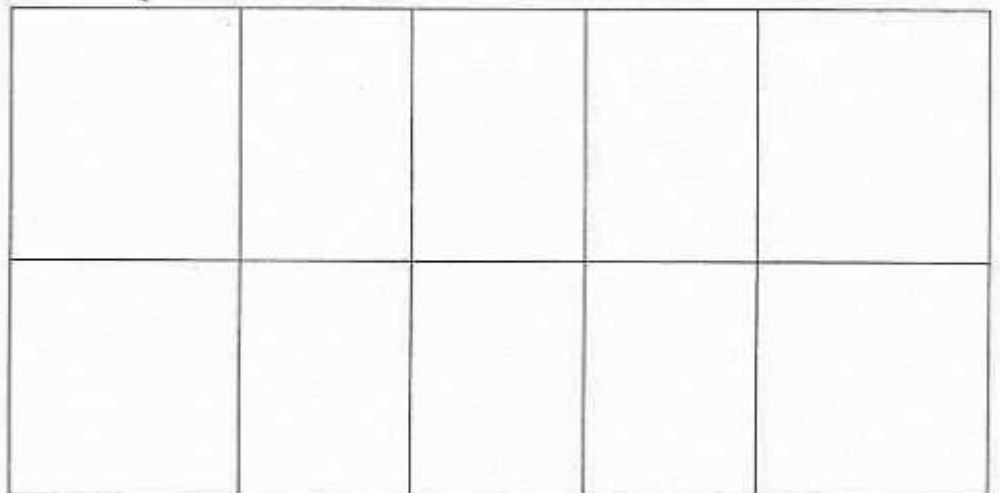
ATTESTED :- *Ramesh Mishra*

	L H.
	R H.



ATTESTED :- *Utpal Kaitiy*

PHOTO	L H.
	R H.



ATTESTED :-

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

GRN: 19-201718-019600241-1 Payment Mode Online Payment
GRN Date: 14/03/2018 14:08:58 Bank: State Bank of India
BRN: CKF2683628 BRN Date: 14/03/2018 14:10:01

DEPOSITOR'S DETAILS

Name: PARK PROPERTIES Id No.: 15041000076800/3/2018
(Query No./Query Year)
Contact No.: Mobile No.: +91 9831963709
E-mail:
Address: 638 DUM DUM PARK KOL 55 PAN AGTPM4770C
Applicant Name: Mr Utpal Maity
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 3

T-710/18

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15041000076800/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	74021
2	15041000076800/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	6021
Total				80042

In Words : Rupees Eighty Thousand Forty Two only



लायकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
KROSHNAPUR REFUGEE CO OPERATIVE
COLONY LTD



25/07/1949

Permanent Account Number
AADAK5746K

Signature

For and on behalf of
Krishnapur Refugee Co-Operative Colony Ltd.
Rameshwar...
Secretary




In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTHITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौदाग्य :
आयकर पैन सेवा यूनिट, UTHITSL
प्लॉट नं. 3, सेक्टर 11, नवी मुंबई-400 614



आई सीआर संख्या / PERMANENT ACCOUNT NUMBER
AGTPM4770C



नाम / NAME
UTPAL MAITY

पिता का नाम / FATHER'S NAME
GOSTHA BEHARI MAITY

जन्म तिथि / DATE OF BIRTH
16-10-1955

हस्ताक्षर / SIGNATURE
Utpal Maity

K. Das
अधीक्षक आयकर, ए.डी.-111
COMMISSIONER OF INCOME-TAX, W.B.-III

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें (संबुद्ध आयकर अनुसूची पद्धति एवं तकनीकी),
पी-7,
चौरंगी चौराहा,
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.



Utpal Maity



भारत सरकार

Unique Identification Authority of India Government of India

आधार क्रमांक / Enrollment No.: 1325713521/04100

To
श्रीमती
उषा मिश्रा

Ujwal Misra

S/O: Goshtha Bahari Misra

3rd Floor 40/1 Dum Dum Park

Kolkata

Bangur Avenue

Bangur Avenue

Jessara Road North-24 Parganas

West Bengal 700055

9830621558

28023121



MD2802312135FH



आधार क्रमांक / Your Aadhaar No. :

9122 3802 2348

श्रीमती उषा मिश्रा



भारत सरकार
Government of India

आधार केंद्र

Ujwal Misra

आधार केंद्र : DOB 16/07/1965

पता / Address



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणिकृत द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

आधार देश भर में मान्य है।

आधार अभिव्यक्ति से सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।

Aadhaar is valid throughout the country.

Aadhaar will be helpful in availing Government and Non-Government services in future.



आधार पहचान
Unique Identification Authority of India

पता

आधार केंद्र : श्रीमती उषा मिश्रा, 3rd फ्लोर, 40/1 डम डम पार्क, कोलकाता

आधार केंद्र : DOB 16/07/1965

पता / Address

S/O Goshtha Bahari Misra, 3rd Floor 40/1 Dum Dum Park, Kolkata, Bangur Avenue, North 24 Parganas, Bengal, West Bengal 700055

Ujwal Misra



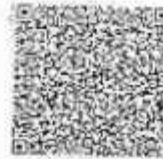
ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1111/19983/01391

To
 রেন্দ্র মোহন রায়
 Ranendra Mohan Roy
 517 DUMDUM PARK
 South Dum Dum (M)
 Bangur Avenue
 North 24 Parganas
 West Bengal 700055



ML660857097FT



Handwritten signature

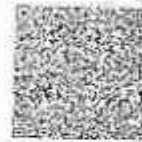
আপনার আধার সংখ্যা / Your Aadhaar No. :

7586 5677 5502

আধার - সাধারণ মানুষের অধিকার



রেন্দ্র মোহন রায়
 Ranendra Mohan Roy
 পিতা : পাবিত্র মোহন রায়
 Father: PABITRA MOHAN ROY
 জন্মতারিখ / DOB: 02/10/1947
 পুরুষ / Male



7586 5677 5502

আধার - সাধারণ মানুষের অধিকার

Ckr

July 1995
July 1995

Digitally signed by
E. S. Roy

Electronic Signature
Electoral Registration Officer
বিদ্যমান অফিসার

For: 139-BELGACHIA EAST
Assembly Constituency

১৩৯ বেলগাচিয়া পূর্ব
বিধানসভা নির্বাচন কেন্দ্র

Place: Calcutta
স্থান: কলিকতা
Date: 19.07.95
তারিখ: ১৯.০৭.৯৫

Handwritten signature



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় কার্ড

WB / 20 / 139 / 335862



Elector's Name
নির্বাচক নাম
Father/Mother/
Husband's Name
পিতা/মাতা/স্বামীর নাম
Sex
লিঙ্গ
Age as on 1.1.1995
১৯৯৫-০১-০১ তারিখ

Roy Chandramohan
রায় চন্দ্রচন্দ্রমোহন
Pabramohan
পাব্রামোহন
M
পুং
48
৪৮

Handwritten signature

इस कार्ड के साथ / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / कृपया कार्ड में प्रामाणिकता कायम रखें (सत्यता एवं सतर्कता)।
दि-7,
पोस्टी रजिस्टार,
कलकत्ता - 700 069.

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

Joint Commissioner of Income-tax (System & Technical),
P-2,
Chowringhee Square,
Calcutta-700 069.

PERMANENT ACCOUNT NUMBER
ADDPR2173F

NAME
R M ROY

FATHER'S NAME
P M ROY

DATE OF BIRTH
02-10-1947

ISSUING AUTHORITY SIGNATURE
Handwritten signature

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



ELECTION COMMISSION OF INDIA
 प्रजासत्ताक आयोग

IDENTITY CARD
 पहचान कार्ड

WB 2019/570076



Manoj Kumar
 अंकित 2016

File No. 2019/570076
 Date of Issue 15/03/2019
 Validity 30/03/2019
 State WB
 District

Age 45
 Sex M
 Religion Hindu
 Education B.A.

15/11/19, Palkota Raja Manohar Road
 Kolkata

2019/570076, पहचान कार्ड 4912 5078
 अंकित 2016

G. S. Singh

Assistant Registrar of
 Electoral Registration Office
 Kolkata

For 10% DDP (with 5% security) Constituency
 10% (with 5% security) Constituency

Place Kolkata
 Date 15/03/2019
 Year 2019



Manoj Kumar







Government of West Bengal

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

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15041000076800/2018

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	Shri Ranendra Mohan Roy 517, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District.-North 24-Parganas, West Bengal, India, PIN - 700055	Representative of Land Lord [Krishnapur Refugee Co Operative Colony Ltd]			Ranendra mohan by 16.04.2018
2	Shri Utpal Maity 638, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700055	Representative of Developer [Park Properties]			Utpal Maity 16.4.2018
Sl No.	Name and Address of identifier		Signature of		Signature with date
1	Manab Majumder Son of Late Ajit Kumar Majumder 22/H/4, Raja Manindra Road, P.O:- Belgachia, P.S:- Chitpur, District:- North 24-Parganas, West Bengal, India, PIN - 700037		Shri Ranendra Mohan Roy, Shri Utpal Maity		Manab Majumder 16/04/2018



(Depajyoti
Bandyopadhyay)
ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
BIDHAN NAGAR
North 24-Parganas, West
Bengal



Major Information of the Deed

Deed No :	I-1504-00710/2018	Date of Registration	17/04/2018
Query No / Year	1504-1000076800/2018	Office where deed is registered	
Query Date	13/03/2018 11:55:56 AM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Utpal Maity 638, Dum Dum Park, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9831963709, Status : Buyer/Claimant		
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 : 6,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 4,45,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 6,021/- (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:- Lake Town, Municipality: SOUTH DUM DUM, Road: Dum Dum Park., Mouza: ShyamNagar, Ward No: 28

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-2432		Bastu	Bastu	13.5 Katha	1/-	4,45,50,000/-	Width of Approach Road: 20 Ft.
Grand Total :					22.275Dec	1 /-	445,50,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Krishnapur Refugee Co Operative Colony Ltd Dum Dum Park, 1st Floor, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AADAK5746K, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Park Properties 638, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AGTPM4770C, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1504-00710/2018-17/04/2018

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Ranendra Mohan Roy Son of Late P M Roy 517, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: ADDPR2173F Status : Representative, Representative of : Krishnapur Refugee Co Operative Colony Ltd (as Secretary)
2	Shri Utpal Maity (Presentant) Son of Late G B Maity 638, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGTPM4770C Status : Representative, Representative of : Park Properties (as Proprietor)

Identifier Details :

Name & address	
Manab Majumder Son of Late Ajit Kumar Majumder 22/H/4, Raja Manindra Road, P.O:- Belgachia, P.S:- Chitpur, District:-North 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Shri Ranendra Mohan Roy, Shri Utpal Maity	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Krishnapur Refugee Co Operative Colony Ltd	Park Properties-22.275 Dec

Endorsement For Deed Number : I - 150400710 / 2018

Major Information of the Deed :- I-1504-00710/2018-17/04/2018

On 13-03-2018

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 4,45,50,000/-



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 16-04-2018

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

Presented for registration at 18:00 hrs on 16-04-2018, at the Private residence by Shri Utpal Maity ..

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

Execution is admitted on 16-04-2018 by Shri Ranendra Mohan Roy, Secretary, Krishnapur Refugee Co Operative Colony Ltd (Others), Dum Dum Park, 1st Floor, P.O:- Bangur Avenue, P.S:- Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700055

Identified by Manab Majumder, . . Son of Late Ajit Kumar Majumder, 22/H/4, Raja Manindra Road, P.O: Belgachia, Thana: Chitpur, , North 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by profession Service

Execution is admitted on 16-04-2018 by Shri Utpal Maity, Proprietor, Park Properties (Sole Proprietorship), 638, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700055

Identified by Manab Majumder, . . Son of Late Ajit Kumar Majumder, 22/H/4, Raja Manindra Road, P.O: Belgachia, Thana: Chitpur, , North 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by profession Service



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 17-04-2018

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,021/- (B = Rs 6,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/03/2018 2:10PM with Govt. Ref. No: 192017180196002411 on 14-03-2018, Amount Rs: 6,021/-, Bank: State Bank of India (SBI0000001), Ref. No. CKF2683628 on 14-03-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1504-00710/2018-17/04/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 74,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 129434, Amount: Rs.1,000/-, Date of Purchase: 13/03/2018, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/03/2018 2:10PM with Govt. Ref. No: 192017180196002411 on 14-03-2018, Amount Rs: 74,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKF2683628 on 14-03-2018, Head of Account 0030-02-103-003-02



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1504-00710/2018-17/04/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2018, Page from 27636 to 27680
being No 150400710 for the year 2018.



Digitally signed by Debajyoti
Bandyopadhyay
Date: 2018.04.18 16:29:14 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 04/18/18 4:28:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)