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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted to registration, signature sheets and the endro... attached with the document are a part of this document.

26 APR 2023

H. 089837

**DEVELOPMENT AGREEMENT**

District Sub-Register  
Alipore, South 24-parga

**THIS DEVELOPMENT AGREEMENT** is made on this 26<sup>th</sup> day of April, Two Thousand and Twenty Three **BETWEEN SMT. ANURUPA SEN (having Income Tax PAN BFRPS6656F, Aadhaar No. 7073 8060 6258, Mobile No. 8910667408)**, wife of Late Saibal Kanti Sen, by faith Hindu, by occupation Landowners, residing at No.60, Avenue South, Santoshpur, Kolkata-700 075, Post Office Santoshpur, Police Station Survey Park, hereinafter called and referred to as the **OWNER** (which term or expression shall unless excluded by or repugnant to the

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26.10.4.2023  
2-2-984938/2023



13392

14 MAR 2023



No.....Rs.5000/- Date.....

Name : .....

Calcutta Shelter Pvt.Ltd.

Address : .....

B-34, Survey Park.

Santoshpur, Kol-75.

Vendor : .....

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, Kol-27

13392 = 5000/-



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
26 APR 2023

Chanchal Sarkar  
Advocate  
Son of Late Hari Kumar Sarkar  
Alipore Judges' Court.



subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART A N D CALCUTTA SHELTER PVT. LTD. (having PAN AAFCC9312D, CIN U45400WB2014PTC204698, MSME Registered)**, a Company incorporated under the Companies Act 1956, a Civil Construction Company having Registered Office at B-34, Survey Park, Santoshpur, Kolkata -700075, Post Office Santoshpur, Police Station Survey Park, District South 24-Parganas hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in - interest and/or assigns) of the **OTHER PART**, represented by its Directors namely **(1) SRI SAMITAVA DUTTA (having PAN AIDPD2231K, Aadhaar No.2509 9569 6813)**, son of Late Hare Krishna Dutta and **(2) SMT. MAYA DUTTA (having PAN AOGPD4386L, Aadhaar No.2561 3474 2499)**, wife of Sri Samitava Dutta both residing at B-34, Survey Park, Santoshpur, Kolkata - 700 075.

### **W H E R E A S :**

- A) One Smt. Lila Majumder, wife of Prakash Gobinda Majumder, resident of No.22, Rabindra Nath Thakur Road, Santoshpur was the absolute owner of 3 Cottahs 11 Chhitacks 15 Sq. ft. more or less of land situated lying at Mouza Santoshpur, J.L. No.22, comprised in C.S. Dag Nos.185, 187, 190 under C.S. Khatian Nos.28, 284 and

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she acquired her ownership over the said plot of land by virtue of purchase of the same under a Deed of Sale dtd.27-11-1961 executed by Smt. Makham Bala Das in her favour and registered at the Office of Sub-Registrar Alipore Sadar and recorded in its Book No.I, Volume No.155, at Pages 217 to 222, Being No.9070 for the year 1961.

- B) The said Smt. Lila Majumder, being the owner of above property, by a Deed of Sale dtd.26-12-1963 sold the said property in favour of Saibal Kanti Sen and Pradip Kumar Sen, both Sons of Late Gopal Chandra Sen at a valuable consideration and the said Deed of Sale was registered at the Office of District Sub-Registrar Alipore and recorded in its Book No.I, Volume No.196, at Pages 54 to 63, Being No.10002 for the year 1963.
- C) Out of the joint owners i.e., Saibal Kanti Sen and Pradip Kumar Sen, the said Pradip Kumar Sen by a Deed of Gift dtd.29-04-1986 transferred and conveyed ALL THAT his undivided  $\frac{1}{2}$  (one-half) share in above property unto and in favour of his Brother i.e., Saibal Kanti Sen, for the consideration of natural love and affection therein mentioned and the said Deed of Gift was registered at the Office of Sub-Registrar Alipore and recorded in its Book No.I, Volume No.154, at Pages 117 to 130, Being No.7362 for the year 1986.



- D) In the event Saibal Kanti Sen, the Owner herein acquired his absolute ownership over the aforesaid property having land area of 3 Cottahs 11 Chhitacks 15 Sq. ft. more or less and being the owner of the said plot of land, the owner constructed a Two storied building having Built-up area of 1917 Sq. ft. more or less within the said property and the entire property was/is recorded as Municipal Premises No.190, Avenue South Road (Mailing Address 60, Avenue South, Santoshpur, Kolkata-700 075), under Ward No.103 of the Kolkata Municipal Corporation and the said property was/is being assessed in the name of the owner herein bearing Assessee No.311030801901.
- E) The said Saibal Kanti Sen was thus seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of 3 Cotthas 11 Chhitacks 15 Sq. ft. more or less of Bastu land together with old Two storied Dwelling House having Built-up area of 1917 Sq. ft. more or less thereon or on part thereof situated lying at Mouza Santoshpur, J. L. No. 22, Pargana Khaspur, comprised in C.S.Dag Nos. 185,187, 190 under C.S. Khatian Nos. 28,284, Police Station Survey Park (formerly Purba Jadavpur) Addl. District Sub-Registration Office Sealdah, District South 24-Parganas, being the **Premises No.190, Avenue South Road (Mailing Address 60, Avenue South, Santoshpur, Kolkata-700 075)**, under Ward No. 103 of The Kolkata Municipal Corporation.



- F) Being the absolute owner of the property as aforesaid, the said Saibal Kanti Sen had died intestate on the date of 17<sup>th</sup> day of July, 2020 leaving behind his wife Smt. Anurupa Sen, one Daughter Smt. Karabi Sen and one Son Sri. Arup Sen as his Heirs/Heiress who jointly inherited the above property having undivided 1/3<sup>rd</sup> share each therein as per provisions of the Hindu Succession Act, 1956.
- G) Subsequently, the aforesaid land situated at Premises No. 190, Avenue South Road (Mailing Address 60, Avenue South, Santoshpur, Kolkata-700 075), was physically measured and upon such measurement the actual land area in the aforesaid premises was found as 3 (Three) Cotthas 10 (Ten) Chhitacks 28.838 (twenty-eight point eight three eight) Sq. ft. more or less of Bastu land together with old Two storied Dwelling House having Built-up area of 1917 Sq. ft. more or less and the said owners i.e., the Legal Heirs of said Saibal Kanti Sen, since deceased were in joint possession thereof.
- H) Thereafter, out of the aforesaid joint owners of the property Smt. Karabi Sen and Sri. Arup Sen, the daughter and son of said Saibal Kanti Sen, since deceased by and/or under a Deed of Gift Dated 10-03-2023, registered at the office of District Sub-Registrar -III Alipore South 24-Parganas and was recorded in its Book No.1, Vol. No.1603-2023, Page from 105167 to 105187, Being No.160303683 for the year 2023 for the

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consideration of respect and natural love and affection towards their Mother Smt. Anurupa Sen jointly conveyed and transferred their undivided  $1/3^{\text{rd}}$  share each in the said property aggregating to undivided  $2/3^{\text{rd}}$  share equivalent to 2 Cottahs 7 Chhitacks 4.225 Sq. ft. out of 3 Cottahs 10 Chhitacks 28.838 Sq. ft. more or less of land and 1278 Sq. ft. more or less of Area in the building out of Total area of 1917 Sq. ft. more or less in the old two storied building standing situated lying at and being the **Premises No.190, Avenue South Road (Mailing Address 60, Avenue South, Santoshpur, Kolkata-700 075)**, morefully described in the **SECOND SCHEDULE** thereunder written.

- I) Upon transfer of the aforesaid undivided  $2/3^{\text{rd}}$  share in the said premises, Smt. Anurupa Sen retained her absolute Ownership in respect of ALL THAT the piece and parcel of 3 (three) Cottahas 10 (ten) Chhitacks 28.838 (twenty-eight point eight three eight) Sq. ft. more or less of Bastu land together with old Two storied Dwelling House having Built-up area of 1917 Sq. ft. more or less standing thereon or on part thereof situated lying at Mouza Santoshpur, J. L. No. 22, Pargana Khaspur, comprised in C.S.Dag Nos.185,187, 190, under Khatian Nos. 28,284, Police Station Survey Park (formerly Purba Jadavpur) Addl. District Sub-Registration Office Sealdah, District South 24-Parganas, being the **Premises No.190, Avenue South Road (Mailing Address 60, Avenue South, Santoshpur, Kolkata-700 075)**.

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- J) In course of time Smt. Anurupa Sen, the Landowner herein out of natural love and affection had decided to convey and transfer by way of Gift a Part/Portion of the said Premises and with the said intention, by a Deed of Gift dtd.13-03-2023 registered at the office of District Sub-Registrar -III Alipore South 24-Parganas and was recorded in its Book No.1, Vol. No.1603-2023, Page from 133085 to 133107, Being No.160304442 for the year 2023 conveyed and transferred ALL THAT the **divided and demarcated portion of land** measuring 8 (eight) Chhitacks 28.58 (twenty-eight point five eight) Sq. ft. in North-West side out of total area of 3 Cottahs 10 Chhitacks 28.838 Sq. ft. more or less situated lying at and being the **Portion of Premises No.190, Avenue South Road (Mailing Address 60, Avenue South, Santoshpur, Kolkata-700 075)**, unto and in favour of Smt. Karabi Sen and Sri. Arup Sen, being her daughter and son.
- K) After the said Deed Gift of the said divided demarcated portion of the said property under the Deed of Gift dtd.13-03-2023 as aforesaid, at present the land area in the said Premises No.190, Avenue South Road, **Assessee No.31-103-08-0190-1** (Mailing Address 60, Avenue South, Santoshpur, Kolkata-700 075), stands as 209.054 Sq. Mtr., equivalent to 3 Cottahs 2 Chhitacks more or less.

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- L) For better utilization of the aforesaid property the Owner i.e. Smt. Anurupa Sen had decided to get developed the said property and thus the Owner made negotiations with the Developer herein from time to time and in confirmations of such negotiations in the matter of proposed Development of the property, the Developer have also agreed to undertake the proposed development of the property as aforesaid.
- M) In the matter of proposed Development of the property as aforesaid, both the Owner and the Developer have now agreed to enter into this Agreement on the terms, conditions, covenants hereinafter appearing.

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH** and it is hereby agreed and declared between the Owner and the Developer as follows :

1. The new building as proposed to be constructed in the said premises would be of Ground plus Three storied Residential Building comprising of Car Parking Spaces in Ground floor and Flats on First floor to Third floor.

In lieu of cost of the land in the said premises, the **Owner** is allotted with the following Allocations in the proposed building :

- (a) **Entire Second Floor and Entire Third Floor** as per the sanctioned Building Plan from the Kolkata Municipal Corporation.

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- (b) **50% of the Car Parking Space** on the Ground Floor in the said building which would be finally demarcated between the Owner and the Developer on obtaining the sanctioned building Plan from the Kolkata Municipal Corporation ;
2. After allotment of Owner's Allocations as aforesaid, the **Developer is allotted with the Entire First Floor and remaining 50 % of the Car Parking Spaces** in the proposed building within the said property. The Owner further agrees that for having her allocations in the new building she would pay the sum of **Rs.30,00,000/-** (Rupees Thirty Lakhs ) to the Developer in the manner described in the **SECOND SCHEDULE** hereunder written.

The respective allocations of the Owner and the Developer in the proposed new building is/are demarcated and fully described in the **SECOND SCHEDULE** hereunder written.

3. Simultaneously with the execution of these presents, the Owner shall handover to the Developer all original documents of title and copies thereof and all other documents in her custody in order to enable the Developer to do all preparatory work for development of the property. The Developer will issue an official receipt of all such original documents properly identified by number. All Original Land/Property Deeds relating to the above premises shall be returned to the Owner within 3 months of handing over of Owner's Allocations in the new building to the Owner, against a proper receipt to be obtained from Owner.

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4. Subject to Force Meajure and circumstances beyond control the Developer shall complete the construction of the new building in the said property in habitable conditions, satisfying all conditions herein stated in the Schedules, within the period of 18 (Eighteen) months from the date of execution of the Development agreement or 16 (Sixteen)months from obtaining sanctioned Building Plan from The Kolkata Municipal Corporation, whichever is earlier.
5. The Developer at its costs and expenses shall obtain sanctioned Building Plan from The Kolkata Municipal Corporation for construction of proposed Ground Plus Three storied building within the said premises.
6. From the date of delivery of vacant possession of the said property in favour of the Developer, the Developer shall hold the possession of the property till completion of the Construction.
7. From the date of receiving such possession of the said property, the Developer shall pay and/or clear all rates and taxes of the property. The developer will complete all Govt. related paper works, approvals and necessary approvals related to the project before handing over the new apartments to the owner. Owner shall not be liable to pay any amount towards this mutation or approvals, whatsoever.

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8. The Developer shall construct and complete the New Building at the said property with first class standard materials and also in accordance with the specifications as mentioned in the **THIRD SCHEDULE** hereunder and the new Building shall be for Residential purposes.
9. The Owner shall from time to time answer and comply with all reasonable requisitions made by the Advocate appointed by the Developer for the Project for establishing marketable title of the Owner in the property and during the period of construction, the Owner shall co-operate with the Developer for smooth progress of construction of the proposed building at the said premises.
10. The Owner at the costs and instances of the Developer, from time to time shall execute and register all required documents, deeds and undertakings and render such cooperation to the Developer as would be required by the Developer for construction and completion of new building in the said property.
11. After getting possession of the said property the Developer shall carry out all jobs for the project and all costs, charges, any kind of expenses etc. for sanction of Plan and for construction of the new building in the said property shall be borne by the Developer and the Owner shall have no financial obligations thereof.



12. In the new building, the Developer shall be at liberty to sell/transfer their allocated portion in favour of any person or persons and the Owner shall not be entitled to interfere with such sale in any manner.
13. During the period of construction the Developer shall take all responsibilities of Labours' fees, charges, costs of materials accidents, any kind of escalation or changes in tax structure or Govt. regulations or any changes thereof etc. and the Developer shall keep the Owner saved harmless and indemnified against any costs, expenses, loss and damages that may arise in respect of construction of the new building and the Owner shall not be responsible in any manner whatsoever and similarly the Owner shall keep the Developer saved harmless and indemnified against any other claims over and in respect of the Ownership of the said property.
14. In order to proceed with the construction and as well as to enable the Developer to receive any Advance/Earnest money from the intending Purchasers of Flats in the new building out of Developer's Allocations, the Owner shall grant a Registered Development Power of Attorney in favour of the Developer and the Developer shall bear all costs/expenses of registration of such Power of Attorney and/or all documents thereof. All the legal fees and other government stamp duty in order to execute the Development Agreement, and all other necessary approvals and documentations relating to the development work will be borne by the developer. No cost shall be borne by Owner.

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15. After Completion of construction of the new Building and on delivery of Owner' Allocations and as well as Developer's Allocations, the Owner and the Nominees of the Developer i.e., the Purchasers within Developer's Allocations in the new building shall join in Flat Owner' Association as would be formed therein and the Owner and the said Purchasers shall pay and bear all costs of Maintenance of the building proportionately. For the first 6 months, the Developer shall help to maintain the upkeep of the building. The developer shall from time to time assist in the process unless the smooth running of the building is established. It is hereby agreed that the initial Common maintenance Charge shall be Rs.1.5/- (Rupees One and Fifty Paise per Sq.ft.) per month be payable by each and every Flat Owners.
16. In case the developer fails to obtain any clearance and/or permission necessary for the project, or unable to show reasonable progress or stops work or cannot complete the project, for whatsoever reasons, then and in such event, the owner shall be at liberty to make the necessary efforts in that regard, for and on behalf of the Developer at the developer's costs and expenses and the developer shall be bound by such decision and action and abide by it.
17. The Owner and the Purchasers within Developer's Allocations shall pay and bear all costs for installation of Personal Electric Meter for their respective Flats by the Authorities of CESC Ltd., in the new building at the said premises.

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18. During the period of construction the Owner shall not cause any interference in construction work to be carried out by the Developer. However, the Owner shall be at liberty to inspect the project during the period of construction.
19. In case of any reasonable difficulties and circumstances beyond control which may arise due to any reason beyond the control of the Developer, then in such event the time for completion of the new building shall be extended for a further period of 3 (Three) months over and above the 18 months from date of execution of the Development Agreement. In that case, a prior Notice indicating the cause for such extension shall have to be informed to the Owner within 3 months before the stipulated 18 month period of this Agreement.

During the 3 months extension and beyond, the developer shall pay Liquidated damage of Rs. 25,000/- per month or part thereof till the flats are handed over in full living conditions meeting all the agreed clauses as per this agreement.

20. The Owner herein have appointed the Developer as the exclusive Developer for construction of new building at the said property and during continuance of this Agreement shall not be entitled to engage any other person/firm for the purpose of construction. However, clause 16 shall apply in case of the Developer fails to obtain any

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clearance and/or permission necessary for the project, or unable to show reasonable progress or stops work or cannot complete the project, for whatsoever reasons.

21. The Developer shall bear the costs of Alternate Accommodation and shifting charges of the Owner comprised in 1 (One) 4BHK Flat (Consisting of 4 Bed Rooms) and 1 (One) 2 (Two) 2 BHK Flat (Consisting of 2 Bed Rooms) on the ground floor till such time the Owner are delivered with their Allocations in the new building, or any extensions mutually agreed between Owner and Developer. The Flats allotted has to be agreed and acceptable to the Owner and in line with current living conditions of the Owner and properly accommodating all the current furniture and possessions of the Owner. The Developer may choose, with due consent of the Owner, to store the furniture and belonging of the current 1st floor (at 60 Avenue South) in properly packed condition taking due care so that no scratch or any other damage happens. In that case the 2 BHK flat shall not be required. However in case of any damage to the furniture and belonging, the Developer shall compensate the Owner at market price or make good.

22. Shifting of Owner to rented house/ flats and back to new building (as per Owner's allocation as per Schedule ): All arrangements for packers and movers (including proper packing, unpacking and putting back at the proper place at the rented house/flat ) and back to new building's flat shall be developer's responsibility. All costs of

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shifting, packers and movers, both ways and rents of the rented house/flats shall be borne by developer till the shifting back to the new building takes place. Developer shall pay for any damages to the items moved during moving, packing/ unpacking and placement at proper positions.

23. Upon completion of the new building at the said premises, the Developer at its costs and expenses shall obtain Completion Certificate from the Kolkata Municipal Corporation, wherein the Owner shall have no obligations.
24. For the purposes of commencement of construction of the proposed Ground plus Three storied building at the said premises, the Developer at its costs and expenses shall demolish the existing structures therein and the Developer shall be entitled to all sales proceeds of such old building materials, wherein the Owner shall have no claim or entitlement.
25. Courts of District South 24-Parganas, having territorial jurisdictions over the said property including Hon'ble High Court at Calcutta shall have the jurisdictions in all matters relating to or arising out of this Agreement.
26. On mutual consent of the parties to this Agreement any terms, conditions, covenants mentioned herein may be altered, varied, modified between the parties hereto and in all such cases the same

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shall be always in writing and this Agreement and/or its terms shall have commencement on and from the day of execution of these presents.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

*(Description of the property)*

ALL THAT the piece and parcel of 3 Cotthas 2 Chhitacks more or less equivalent to 209. 054 Sq. Mtr. of Bastu land together with old Two storied Dwelling House having Built-up area of 1917 Sq. ft. more or less in total standing thereon or on part thereof situated lying at Mouza Santoshpur, J. L. No. 22, Pargana Khaspur, comprised in C.S. Dag Nos. 185,187,190 under C.S. Khatian Nos. 28,284, Police Station Survey Park (formerly Purba Jadavpur) Addl. District Sub-Registration Office Sealdah, District South 24-Parganas, being the **Premises No.190, Avenue South Road (Mailing Address 60, Avenue South, Santoshpur, Kolkata-700 075), Assessee No.31-103-08-0190-1** under Ward No. 103 of The Kolkata Municipal Corporation whereon or whereupon the proposed Ground plus Three storied building is to be constructed. The said property is butted and bounded as follows :

- ON THE NORTH** : By Premises/Property of Karabi Sen & Arup Sen;  
**ON THE SOUTH** : By Premises 62, Avenue South Road ;  
**ON THE EAST** : By 20' ft. wide KMC Road; (6050mm Minimum)  
**ON THE WEST** : By Premises/Property of Karabi Sen & Arup Sen;

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**THE SECOND SCHEDULE ABOVE REFERRED TO :**

**PART-I**

*(Description of **Owner's Allocations** in the new Building after construction)*

(a) **Entire Second Floor and Entire Third Floor** as per the sanctioned Building Plan from the Kolkata Municipal Corporation

(b) **50% of the Car Parking Space on the Ground Floor** in the said building which would be finally demarcated between the Owner and the Developer on obtaining the sanctioned building Plan from the Kolkata Municipal Corporation ;

**The Owner further agrees** that for having her allocations in the new building she would pay the sum of **Rs.30,00,000/- (Rupees Thirty Lakhs ) to the Developer.**

**PART-II**

*(Description of **Developer's Allocations** in the new Building after construction)*

After allotment of Owner's Allocations as aforesaid, the Developer is allotted with the **Entire First Floor and remaining 50 % of the Car Parking Spaces** in the proposed building within the said property.

Both the aforesaid Allocations of the Owner and the Developer shall include the right of use and enjoyment of all common parts, portions, in the said Building in the **THIRD SCHEDULE** hereunder.

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**THE THIRD SCHEDULE ABOVE REFERRED TO**

*(Common Parts – Common of the Co-Owner of the said Building)*

- (1) Staircase having lighting fixture and lights & windows fitted with glass and Common iron grills, M.S. railing with PVC cover from Ground floor to top floor.
- (2) Automatic Water Pump, water (semi underground) reservoir, overhead water tank and distribution pipes to different flats and from reservoir to the tank.
- (3) Septic tank, Soak pit, Water sewerage, evacuation pipes from the flats to drains and sewers common to the building.
- (4) The open space, paths in the building.
- (5) General lighting of the Common portions as would be installed.
- (6) Top floor/Ultimate Roof of the building for maintenance of water reservoir and installation of T.V. Antena etc.
- (7) Lift, Lift Installations and equipments as would be installed in the new building.
- (8) Concealed electrical wiring from Ground floor to the flats, respectively and switches of electric points.
- (9) Drive ways for parking of Cars in Ground floor in the building.
- (10) C.E.S.C. Meter Room and Electrical Installations in the building.
- (11) Boundary wall, gate to such wall in the building.
- (12) One Caretaker Room and One Common Toilet in Ground floor.

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## **THE FOURTH SCHEDULE ABOVE REFERRED TO**

*(Specifications of Construction)*

### **TECHNICAL SPECIFICATION :**

#### **GENERAL :**

The proposed construction is of a proposed Ground plus Three storied R.C.C. framed building with staircase headroom in the fourth story with 4 Passenger Lift facility. The building is proposed to have isolated column footings as per the design of structural consultant including anti-termite treatment.

**CEMENT :** ULTRATECH, AMBUJA, BIRLA GOLD,

**IRON :** ISI MARKED DURGAPUR IRON ( Test Certificate Enabled )

**BRICKS :** AKRA BRICKS / PICKET / ACC Brand

**SAND :** Full Course for RCC and Medium Course for Plastering.

**NATURE OF CONSTRUCTION :** G+3 story building

As per specification of Sanctioned Building Plan to be issued by The Kolkata Municipal Corporation;

#### **1. DOORS :**

All doors frames would be of Sal wood made out of 4" inch x 2 ½ inch of Salwood section. Main doors will be Pinewood / Century Flash Door with Front side laminated and backside suitably painted.

Flush Door : All other doors will be of Pinewood / Century Flash Door, with two Coat of Primer finished with Oil Paint.

Inside all doors will have following fittings:

- a) One stopper.
- b) One buffer.
- c) One door Ring
- d) One Round Latch.

The entrance door will have the following fittings :-

- a) One Decorative Handle.
- b) One Ring from inside.
- c) One Telescopic Peep Hole.
- d) One Night Latch (Godrej).

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## **TOILET/W.C. DOORS (PVC): SINTEX BRAND**

The Toilet / W.C. doors will have the following fittings :-

- a) Two 3" inch Tower Bolt one from inside and other from outside.
- b) Two Rings , one from outside and other from inside.

## **2. WINDOWS :**

All windows would be of Aluminum Sliding with 3mm glass and Windows and Varanda will have covering of 12mm Square bar Grill as per design of the Architect with good quality of Paints. The staircase window will also be of Aluminum finish. All windows will have 3 mm. thick transparent glass. All windows of Toilet shall be 1'-6" x 2' Aluminum finish with Translucent Glass.

## **3. FLOORING :**

All Rooms and Window Sill shall be of 2' X 2' Vitrified Tiles of Kajaria/Jhonson/Somany and 3" high Skirting.

The Walls of Toilet and Bathroom shall 6' height Tiles of Kajaria/Jhonson/Somany.

Cooking Platform shall be of Black Granite finished with 2' height Tiles of above Cooking Platform.

Glaze Tiles will be fixed over Basin at Dining-cum-Living.

## **4. Staircase:**

Staircase steps, risers, landings and margins will be of Marble/Kota Stone, Staircase railings will be of 10mm square bar and handle of staircase will be done as per design of Engineer/LBS.

## **TOILET :**

Entire Marble flooring and the Toilet will have dado finished with 18" X 12" Tiles upto height of 6'. Ultratech Concrete Water Proofing Solution shall be used in every Toilet & W.C.

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**KITCHEN :**

The Cooking Bench provided for kitchen will be of Black Granite, over Black Stone / RCC slab. The dado of the kitchen will be of 2' ft. height and be finished with glazed tiles along stainless Sink.

**5. SANITARY/PLUMBING FITTINGS :**

All sanitary fittings to be provided would be of Hindware/ Parryware. and All Porcelain will be of white colour and of Hindware/ Parryware as per Developer's choice. All taps, Angular stopcocks, Bib cocks, pillar cocks, shower roses, etc. be of Chromium Plated (C.P.) Hindware/ Parryware or any other similar brand as per Developer's suitability. All pipes and all pipe lines will be concealed and be of PVC pipes. All delivery / inlet pipes be of PVC/HDPE of diameter to be provided as per design and requirements. 4" inch dia PVC rainwater pipes of Supreme/Ashirbad.

All pipe lines from underground reservoir to pump and to over head reservoir are to be done with 1" and ½" inch dia G.I./PVC Pipes Supreme/Ashirbad . The pump and the motor 1.5 HP Crompton Greaves / Havells / KSB will be provided as per the requirement.

**TOILETS/W.C. :**

- a) One White colour Commode of Hindware/ Parryware.
- b) One White colour Wash Basin with one Pillar Cock (Hindware/ Parryware.), along with other fittings.
- c) One Shower with Two-in-one Mixture Tap for Main Toilets only and Bib Cock for W.C (Hindware/ Parryware.).
- d) One Geyser point at Main Toilet.

**KITCHEN :**

One Stainless Sink, Cock over Sink (Stainless Steel) (i.e. Hindware/ Parryware.), and one Bib Cock below Sink.

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**ELECTRICAL :**

All electrical wiring are to be concealed with required gauge of copper wire of Finolex/Havells wire would be laid with suitable rubber-plastic conduits. All switches, sockets etc. to be of Crabtree/Panasonic/Anchor/Havells Brand. The main switch(Isolator) and all other fittings would be of standard quality with MCB distribution management.

All electrical light fittings including the lights of common areas such as, side open spaces, front and rear open spaces, staircase, entrance lobby, main entrance gate / gates etc also at roof are to be provided as requirement.

**GENERAL ELECTRICAL POINTS :****Bedrooms :**

Two wall lamp points on wall of each bedrooms. One ceiling fan point. One 5 amp. socket outlet. One 15 Amp. AC Socket in each Bedroom, One Night Lamp Point in each Bed Room.

**TOILET:**

One Wall lamp point.  
One 15 Amp. Socket for Hot Water (Geyser) Point in Main Toilet.  
One Exhaust Fan Point.

**KITCHEN:**

One Wall lamp point, One 5 Amp. Chimney point, One 5 Amp. Mixer Juicer Point, One 15 Amp.socket for Microwave, One 5Amp. Socket for Aqua Guard Point. Fridge point, washing machine, dish washer (4 no 15 Amp)

**LIVING/DINNING AND OTHER ROOMS:**

Two ceiling fan point. Two wall lamp points. Two 5 amp. Socket outlet. One 15 amp. A.C. power point, One Cable T.V./ Router Point, One 15Amp Refrigerator Point.

Contd.....



**STAIRCASE :** One lamp point at every landing. One Calling Bell point at main Entrance Door of every flat.

**6. Staircase Head-room / water reservoir :**

The Staircase headroom, and overhead and underground water reservoir would be made as per design of Engineer. One lighting point at Staircase Head-room.

Railing of Stair will be 10mm Square bar.

**The Main Entrance Gate of Building:**

The Main Entrance Gate of the Building will be provided with Collapsible Gate.

**7. Plastering / Finishing :**

All internal surfaces will have ½" inch thick plaster to all vertical surfaces with mortar mixed in the proportion of 6 parts of sand to one part of cement by volume. The ceiling will have ½" inch thick plaster with mortar mixed in the proportion of 4 parts of sand to one part of cement by volume. There will be Plaster of Paris of good quality.

**8. Roof Terracing :**

The terracing of top floor roof and stair roof would be done suitably at proper levels and slopes as required for draining of water. All precaution and measures will be taken to make the terrace water-proof complete with 3' feet Parapet wall. Ultratech Concrete Water Proofing Solution shall be used.

**9. Painting Work :**

**Internal :** All the M.S. Grills, window coverings and wooden door frames shall be painted with two coats of enamel paints over one coat of primer. (Berger/Asian). Inside Wall of the Flat will be of POP with Wall Primer Finish.

Contd.....



**External:** The external surfaces will be finished with Cement based paints - Weather Coat of Asian Paints - APEX ULTIMA - 7 Years / BERGER PAINTS (2 Coats) over a coat of Primer.

**10. Water Tank :**

The Developer at its costs and expenses shall install R. C. C. Water Tank as per KMC Sanction Building plan .

**11. Ferule & Drainage :**

The Developer at its costs and expenses shall provide Ferule of required capacity and arrange for Drainage Connection for the entire building as per KMC Sanction Building plan.

**12. Parking Floor :** Entire Parking Area will be of Pavers Tiles finish.

**13. LIFT :** Lift of 4 Passengers Capacity of Lazer Elevator shall be installed.

**14. Extra Work :**

No Extra work in the Flat would be carried out by the Developer in any circumstances. In the event such work is to be carried out, then in such event the Landowners or Purchasers shall bear all costs and expenses thereof.

Contd.....



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

SIGNED, SEALED AND DELIVERED  
BY THE **OWNER** AT KOLKATA IN THE  
PRESENCE OF :

1. *Chanchal Santra*  
Advocate

2. *Sankar Datta*  
B/205, Surrey Park  
Santashpur  
Calcutta - 75.

*Anurupa Sen*

( OWNER )

SIGNED, SEALED AND DELIVERED  
BY THE **DEVELOPER** AT KOLKATA as  
per Board's Resolution dtd.02.01.2023  
IN THE PRESENCE OF with Common Seal  
affixed hereto :

1. *Chanchal Santra*  
Advocate

2. *Sankar Datta*



CALCUTTA SHELTER PVT. LTD.

*Samitara Dutta*

DIRECTOR

CALCUTTA SHELTER PVT. LTD.

*Maya Dutta*

DIRECTOR

( DEVELOPER )

Drafted by :

*Chanchal Santra*  
(Chanchal Santra)

Advocate

Regn.No.WB/496/1984

Alipore Judges' Court.

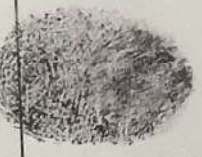









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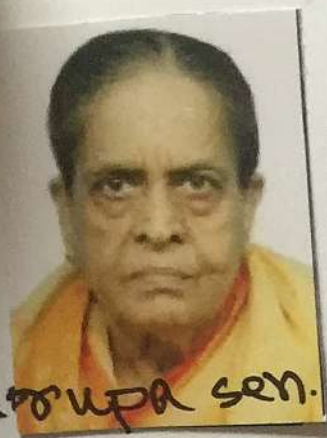
*Sunil Kr. Dey*

(Sunil, Kr. Dey)

513, Chittaranjan Colony,  
Baghajatin, Kolkata-700 092



	thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
left hand					
right hand					



Anurupa Sen

Name ANURUPA SEN











Signature Anurupa Sen



So

Name SAMITAVA DUTTA

Signature Samitava Dutta











left hand					
right hand					



M

Name MAYA DUTTA

Signature Maya Dutta

left hand					
right hand					



## Major Information of the Deed

Deed No :	I-1603-05363/2023	Date of Registration	26/04/2023
Query No / Year	1603-2000984938/2023	Office where deed is registered	
Query Date	18/04/2023 12:58:07 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Chanchal Santra Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830031694, 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 : 30,00,000/-]		
Set Forth value	Market Value		
	Rs. 97,30,801/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 30,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Avenue South Road, , Premises No: 190, , Ward No: 103 Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 2 Chatak		84,37,501/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>				<b>5.1563Dec</b>	<b>0 /-</b>	<b>84,37,501 /-</b>	



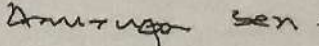
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1917 Sq Ft.	0/-	12,93,300/-	Structure Type: Structure
Gr. Floor, Area of floor : 958.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete  Floor No: 1, Area of floor : 958.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1917 sq ft</b>	<b>0 /-</b>	<b>12,93,300 /-</b>	



**Lord Details :**



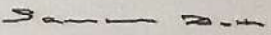


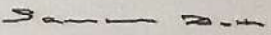


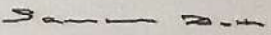
Name,Address,Photo,Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	<b>Smt ANURUPA SEN</b> Wife of Late SAIBAL KANTI SEN Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office			
	26/04/2023	LTI 26/04/2023	26/04/2023	
60 AVENUE SOUTH, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BFxxxxxx6F, Aadhaar No: 70xxxxxxxx6258, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023 , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>CALCUTTA SHELTER PRIVATE LIMITED</b> B-34 SURVEY PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAXxxxxx2D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



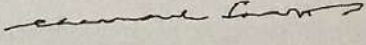
**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SAMITAVA DUTTA (Presentant )</b>                              Son of Late HARE KRISHNA DUTTA                              Date of Execution - 26/04/2023, , Admitted by: Self, Date of Admission: 26/04/2023, Place of Admission of Execution: Office                         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Apr 26 2023 12:13PM</td> <td>LTI 26/04/2023</td> <td>26/04/2023</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr SAMITAVA DUTTA (Presentant )</b> Son of Late HARE KRISHNA DUTTA Date of Execution - 26/04/2023, , Admitted by: Self, Date of Admission: 26/04/2023, Place of Admission of Execution: Office					Apr 26 2023 12:13PM	LTI 26/04/2023	26/04/2023
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	Apr 26 2023 12:13PM	LTI 26/04/2023	26/04/2023										
B-34 SURVEY PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxx1K, Aadhaar No: 25xxxxxxxx6813 Status : Representative, Representative of : CALCUTTA SHELTER PRIVATE LIMITED (as AS DIRECTOR)													



Name	Photo	Finger Print	Signature
<b>Ms MAYA DUTTA</b> Wife of SAMITAVA DUTTA Date of Execution - 26/04/2023, , Admitted by: Self, Date of Admission: 26/04/2023, Place of Admission of Execution: Office			
Apr 26 2023 12:15PM	LTI 26/04/2023	26/04/2023	
B-34 SURVEY PARK, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx6L, Aadhaar No: 25xxxxxxxx2499 Status : Representative, Representative of : CALCUTTA SHELTER PRIVATE LIMITED (as AS DIRECTOR)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr CHANCHAL SANTRA</b> Son of Late HARI KUMAR SANTRA ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	26/04/2023	26/04/2023	26/04/2023
Identifier Of Smt ANURUPA SEN, Mr SAMITAVA DUTTA, Ms MAYA DUTTA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt ANURUPA SEN	CALCUTTA SHELTER PRIVATE LIMITED-5.15625 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt ANURUPA SEN	CALCUTTA SHELTER PRIVATE LIMITED-1917.00000000 Sq Ft



On 26-04-2023

**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 11:56 hrs on 26-04-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SAMITAVA DUTTA .

**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 97,30,801/-

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

Execution is admitted on 26/04/2023 by Smt ANURUPA SEN, Wife of Late SAIBAL KANTI SEN, 60 AVENUE SOUTH, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Indetified by Mr CHANCHAL SANTRA, , , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 26-04-2023 by Mr SAMITAVA DUTTA, AS DIRECTOR, CALCUTTA SHELTER PRIVATE LIMITED (Private Limited Company), B-34 SURVEY PARK, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr CHANCHAL SANTRA, , , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 26-04-2023 by Ms MAYA DUTTA, AS DIRECTOR, CALCUTTA SHELTER PRIVATE LIMITED (Private Limited Company), B-34 SURVEY PARK, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr CHANCHAL SANTRA, , , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 30,053.00/- ( B = Rs 30,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 30,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2023 1:38PM with Govt. Ref. No: 192023240027497391 on 25-04-2023, Amount Rs: 30,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CFGWQZ3 on 25-04-2023, Head of Account 0030-03-104-001-16



**ment of Stamp Duty**

verified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 13392, Amount: Rs.5,000.00/-, Date of Purchase: 14/03/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2023 1:38PM with Govt. Ref. No: 192023240027497391 on 25-04-2023, Amount Rs: 5,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CFGWQZ3 on 25-04-2023, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 158642 to 158675

being No 160305363 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.04.27 12:24:08 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/04/27 12:24:08 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)