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I-01927/2023



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Certified that the document is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this documents are part of the document.

  
 07-12-2023  
 2-2936188-2023

Add. Dist. Sub-Registrar  
Alipore, South 24 Parganas

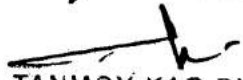
- 7 DEC 2023

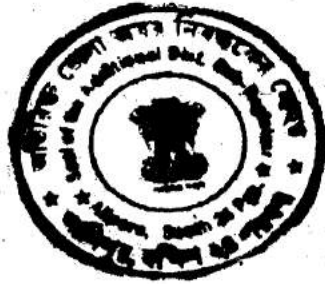
**AGREEMENT FOR DEVELOPMENT**

THIS AGREEMENT MADE this 07<sup>th</sup> day of  
December, Two Thousand Twenty Three (2023).

....P/2

SL. NO. 7280 DT 04/12/2023  
 NAME Pradeep Kumar Paul  
 ADDRESS 64/4, Ashutosh Mukherjee Road,  
Kolkata-700025  
 RS. 100/-

  
 TANMOY KAR PURKAYASTHA  
 (STAMP VENDOR)  
 ALIPORE POLICE COURT  
 KOLKATA-700027





Souzan Naskar  
Sl. Lt. N. Kr. Naskar  
Law Clerk  
Alipore Judges Court  
Kol-27

Adl. Dist. Sub-Registrar  
 Alipore  
 - 7 DEC 2023  
 South 24 Parganas  
 Kolkata-700027

BETWEEN

[1] **MAYARANI DAS** [PAN – DVQPD6051L, AADHAAR - 594656620480], wife of Late Banamali Das, [2] **JOGENDRA CHANDRA DAS** [PAN – BFSPD1884B, AADHAAR - 956718353538], son of Late Debendra Chandra Das, [3] **LAKSHMAN CHANDRA DAS** [PAN – ACNPD8923G, AADHAAR - 682033758438], son of Late Debendra Ch. Das, [4] **NARAYAN CHANDRA DAS** [PAN – ADYPD8577G, AADHAAR - 211766630968], son of Late Debendra Ch. Das, all by faith – Hindu, all are Nationality Indian, all residing at 36/1, Lotus Park, P.S. Netaji Nagar, Kolkata – 700047, hereinafter called and referred to as the **LAND OWNERS/VENDORS** [which term or expression shall unless by or repugnant to the subject or context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

**A N D**

**PRADEEP KUMAR PAUL** [PAN NO. AFWPP0461M], [AADHAAR - 296473617865], son of Late Gosai Das Paul, by Religion – Hindu, Nationality Indian residing at 64/4, Ashutosh Mukherjee Road, P.S.: Bhawanipore, Kolkata – 700025, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, representatives, administrators, executors and assigns) of the SECOND PART.

*Lakshman Chandra Das*

WHEREAS one Rabindra Kumar Dutta and Sova Dutta and other owned held seized and possessed of considerable landed properties including the land described in the Schedule herein lying and situated at Mouza – Raipur, J.L. No. 33, Khatian No. 446, Dag No. 528, Scheme Plot No. 11 & 12, area being 03 cottahs 02 chittacks 27 sq.ft. more or less being K.M.C. Premises No. 229/1, Raipur Road, Kolkata – 700047, Ward No. 99, P.S. Jadavpur, then Patuli now Netaji Nagar, at the said Rabindra Kumar Dutta and Sova Dutta and the others while possession of the said land sold and transferred land measuring 03 cottahs 02 chittacks 27 sq.ft. more or less to MAYARANI DAS JOGENDRA CHANDRA DAS, LAKSHMAN CHANDRA DAS, NARAYAN CHANDRA DAS, by a Deed of Sale registered Book No. I, Vol. No. 19, Pages 141 to 147, being No. 2884 for the year 1978, office of the Sub-Register at Alipore and after purchasing the said land the said MAYARANI DAS JOGENDRA CHANDRA DAS, LAKSHMAN CHANDRA DAS, NARAYAN CHANDRA DAS constructed a house on the part of the said land and had been enjoying the same without any hindrance.

AND WHEREAS the said MAYARANI DAS, JOGENDRA CHANDRA DAS, LAKSHMAN CHANDRA DAS, NARAYAN CHANDRA DAS retain land measuring 03 cottahs 02 chittacks 27 sq.ft. with a house therein him and his family's use and the said property was mutated in his name in the record of K.M.C. Premises No. 229/1, Raipur Road, P.S. Netaji Nagar, Kolkata – 700047, Ward No. 99.

*Lakshman Chandra Das*

AND WHEREAS the Land Owners now to intend to develop the property which has come in our possession and since owners' have no idea of construction of building for development of our property owner's have decided to engaged and appointed a developer who has knowledge and experience for the aforesaid works after making necessary enquiry and being satisfied with the works all ready done by the person whom owner's want to entrust work of development of property to PRADIP KUMAR PAUL [PAN NO. AFWPP0461M, AADHAAR - 296473617865], son of Late Gosai Das Paul, by Religion – Hindu, residing at 64/4, Ashutosh Mukherjee Road, P.S.: Bhawanipore, Kolkata – 700025.

OWNER'S SHARE : Owners' shall get shall get 50% of Ground Floor in North-South-East side, First Floor in North-South-East side and Second Floor in North-South-East side and at the time of signing of this agreement owners shall get of Rs. 3,00,000/- and at the time of handing over possession the owners allocation flats and balance amount of Rs. 2,00,000/- will get to the owners from the Developer.

DEVELOER SHARE : Shall mean 50% constructed area the remaining constructed area in the building to constructed on the said premises. And he has the liberty to sell or transfer at his own choice (excluding owner's share comprised in flats, as described to preceding owner's share) and all other areas including open and covered areas of the building including proportionate share of the common areas and common facilities and amenities of the building on the said plot of land.

*Lakshman Chandra Das*

**NOW THIS AGREEMENT WITNESSETH as follows:-**

**ARTICLE – I – DEFINITION**

Unless in these presents it is repugnant to or inconsistent with.

- 1) **OWNERS** : Shall mean [1] MAYARANI DAS [PAN – DVQPD6051L, AADHAAR - 594656620480], wife of Late Banamali Das, [2] JOGENDRA CHANDRA DAS [PAN – BFSPD1884B, AADHAAR – 956718353538], son of Debendra Chandra Das, [3] LAKSHMAN CHANDRA DAS [PAN – ACNPD8923G, AADHAAR - 682033758438], son of Debendra Ch. Das, [4] NARAYAN CHANDRA DAS [PAN – ADYPD8577G, AADHAAR - 211766630968], son of Debendra Ch. Das, all by faith – Hindu, all residing at 36/1, Lotus Park, P.S. Netaji Nagar, Kolkata – 700047 and their heirs, successors-in-interests.
  
- 2) **DEVELOPER** : Shall mean PRADIP KUMAR PAUL [PAN NO. AFWPP0461M, AADHAAR - 296473617865], son of Late Gosai Das Paul, by Religion – Hindu, residing at 64/4, Ashutosh Mukherjee Road, P.S.: Bhawanipore, Kolkata – 700025 and their successors-in-interest and assigns.
  
- 3) **SAID PLOT** : Shall mean and include the plot of land forming K.M.C. Premises No. 229/1, Raipur Road, P.S. Netaji Nagar, Kolkata – 700047, Ward No. 99, more fully described in the FIRST SCHEDULE hereunder written.

*Lakshman Chandra Das*

- 4) OWNER'S ALLOCATION : Owners' shall get shall get 50% of Ground Floor in North-South-East side, First Floor in North-South-East side and Second Floor in North-South-East side and at the time of signing of this agreement owners shall get of Rs. 3,00,000/- and at the time of handing over possession the owners allocation flats and balance amount of Rs. 2,00,000/- will get to the owners from the Developer.
- 5) DEVELOPER SHARE ALLOCATION : Shall mean 50% constructed area the remaining constructed area in the building to constructed on the said premises. And he has the liberty to sell or transfer at his own choice (excluding owner's share comprised in flats and covered area, as described to preceding owner's share) and all other areas including open and covered areas of the building including proportionate share of the common areas and common facilities and amenities of the building on the said plot of land.
- 6) COMMON FACILITIES AND AMENITIES : Shall mean and include roof/terrace, passages, corridors, staircase, lobbies, drive ways, Pump room, electric meter room, water tank, water pump and motor and other facilities which will be provided by the Developer full particulars of which have been set out in the FOURTH SCHEDULE hereunder written & required for establishment location

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enjoyment, provisions maintenance and/or management of the building.

- 7) **SALEABLE SPACE** : Shall mean all the space in the building to be constructed on the said plot excluding space available for independent use and occupation as the Owner's share and including all open space and the proportionate share of the common space and facilities and the spaces required therefore in the said building.
- 8) **BUILDING** : Shall mean straight three storied building to be constructed or under construction or constructed in the said plot of land.
- 9) **SERVICE ORGANISATION** : Shall mean a society, company firm, body or association, formed, promoted or nominated by the Owners and the buyers of the other flats, to take over the charges of management administration, up-keeping and repairing the said building and/or maintenance of the provisions of the common facilities of the building.
- 10) **COST OF COMMON FACILITIES** : Shall mean and include the cost of operating, up-keeping and maintaining the common services and facilities of the said building and shall include all taxes, charges, salaries premium and other expenses payable in respect thereof or incidental thereto as fully described in the Fifth Schedule hereunder written.

*Lakshman Chandra Das*



**ARTICLE – II – OWNERS IS OBLIGATIONS**

- 1) The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
- 2) No other person except the owners has any right, title, interest, claim and/or demand over and in respect of the said property and/or any portion thereof.
- 3) The said property is free from all encumbrances, charges, liens, lispendens, attachments, trusts, trusts, acquisitions, requisitions, whatsoever or howsoever.
- 4) The owners has agreed to make over and peaceful possession of the said premises in its entirety to the Developer immediately.
- 5) The Developer on behalf of the Owners shall arrange for mutation of owners name in the records of the K.M.C. as expeditiously as possible and in doing so the owners shall authorize the Developer firm or any of its partner's to take all steps so that the mutation of the name of the owners may be effected in the assessment records of the K.M.C. as early as possible.
- 6) The Developer shall upon obtaining vacant possession of the said premises arrange for demolition of the existing

*Lakshman Chandra Das*

building standing thereat. All old building materials available upon demolition of the said building shall be the property of the Developer who shall be entitled to deal with the dispose with and dispose of the same in the manner they like.

The owners shall immediately upon or as may be mutually agreed upon to shift to the alternative accommodation as would be arranged by themselves. The Developer shall not have any responsibility to find out suitable alternative accommodation for shifting of the owners. The Developer shall however pay to the owners a sum of Rs. 7,000/- x 5 per month (five family members), to the owners as and by way of monthly rent.

- 7) Subject to proceeding clauses, the owners hereby grant exclusive right and permission to the Developer to construct erect and complete the building on the said plot and as per specification of materials contained in the Fourth Schedule hereunder written.
- 8) The Owners hereby agrees and undertakes to sign and return all papers and documents as would be required to be signed by him for smooth and proper execution of the work of developments and also in discharge of his obligation under this agreement forthwith which includes, and any modification thereof, agreement with prospective buyers, Deed of Conveyances to be executed in favour of

*Lakshman Chandra Das*

the buyers and such other papers and documents as they are required to be signed and execute under the terms of this agreement or which would be necessary for the effect our discharge of the terms of this agreement.

- 9) The Owners will provide all necessary document as statutorily required for construction of the building.

### **ARTICLE – III – DEVELOPER’S RIGHT**

- 1) The Developer will hold possession of the said plot of land with absolute right and authority to construct the building on the said plot.
- 2) The Developer shall be entitled to enter into agreement with the buyers of flats and all saleable area of the said building excluding the Owners’ share and shall settle terms with the prospective buyers of flats etc. and the terms with the prospective buyers of flats etc. and the owners shall not interfere in such negotiation and/or settlement of the terms and shall join in the said proportionate agreement as confirming parties agreeing to transfer the share of the said plot along with the flats, to the said buyers as nominees of the Developer. The owners shall not cause unnecessary delay in signing these agreements when placed for his signature.
- 3) The Developer shall also be entitled to accept money by way of consideration price of the said flats from the

*Lakshman Chandra Das*

respective buyers relating to Developer's Allocation / Shares in the said proposed building referred to as schedule area and shall issue receipt in the names of the firm acknowledging such payment.

- 4) The Developer that be entitled to publish advertisement in their own name about the said development project inviting buyers of flats etc. pertaining to Developer share and in doing so shall may fix advertisement board/hoardings at the said project site.
- 5) Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owners of the said plot or any part thereof to the Developer or in creating any right, title or interest in respect thereof to the Developer save and except to commercially exploit the same in terms hereof by constructing the building on the said plot and to deal with the Developer Allocation/Saleable area in the building in the manner herein stated.
- 6) The Developer will be entitled to transfer the undivided proportionate share of land in the premises attributable to Developer Allocation on the strength of the DEVELOPMENT POWER OF ATTORNEY to be given by the owners.

*Lakshman Chandra Das*

**ARTICLE – IV – CONSIDERATION, SPACE ALLOCATION**

- 1) The Developer upon delivery of vacant and peaceful possession of the said premises from the owners shall arrange for demolition of the existing building and commence construction of the building there at.
  
- 2) The Developer shall complete construction of the said building within 24 months from the date of obtaining vacant possession of the said premises in its entirety which ever is later in accordance with the specification contained in the Fifth Schedule hereunder written. However, if the work of construction is delayed due to non-compliance of any of the terms of this agreement to be performed and observed by the owners in that event the time to complete construction as aforesaid shall be extended automatically for such delayed period. Further, if the work of construction be delayed for any other reasons beyond the control of the Developer in that event also time shall be extended so long such impediment continues.
  
- 3) The Developer shall on completion of the construction of the building put the owners in undisputed possession of the owners allocation complete in all respect and habitable condition together with all right to use and enjoy in common the common portion and facilities provided in the said building within 36 months from the date of obtaining vacant possession of the said property or of the

*Lakshman Chandra Das*

building which over is later. If the owners fails to take possession of their allocation within one month from the data of services of notice in writing by the Developer, then it will be deemed that the owners has taken possession of his allocation in terms of the agreement. The Developer after expiry of one month as aforesaid shall be entitled to put the other buyers of the flat etc. into possession and shall further be entitled to convey the right, title and interest to the said buyers by executing appropriate Deed of Conveyance by virtue of the Power of Attorney to be executed by the owners in this behalf or in the alternative the owners shall be obliged to execute and register appropriate Deed of Conveyance in favour of the said buyers as and when requested by the Developer.

- 4) The Developer shall be exclusively entitled to the Developer's Allocation in the building with the right to transfer, or otherwise deal with or dispose of the same and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer Allocation provided that the developer has complied with all the terms and conditions which are to be observed and performed by the Developer under these presents.
- 5) The owners shall if requested by the Developer execute and register a Power of Attorney authorizing the Developer to sign on their behalf in the Agreement to be executed by the Developer with the prospective buyers

*Lakshman Chandra Das*

wherein the owners shall join as confirming party and further to transfer and/or convey the flats of the said building comprised in the Developer Allocation by executing and registering appropriate Deeds of Conveyance unto and in favour of the buyers of the flats as nominee of the Developer.

- 6) The owners shall be entitled to transfer and/or otherwise deal owners' allocation in the building in the manner he likes.
- 7) In so far as necessary all dealings by the Developer in respect of the building shall be in the name of the owners for which purpose the owners hereby undertake to give to the Developer a Power of Attorney in the form and manner reasonably required by the Developer with clear understanding that such dealing shall not in any way fasten or create any financial/civil/criminal liability upon the owners of in the alternative shall sign and execute all papers and documents as would be necessary for the said purpose without causing unnecessary delay.
- 8) All cost and expenses as would be required for conveying the flats comprised in the Developer Allocation shall be borne and paid by the Developer or their nominees.

*Lakshman Chandra Dan*

**ARTICLE – V : BUILDING**

- 5.1 The Developer shall at their own costs and expenses and without creating any financial and other liabilities on the owners construct and complete the building on the said plot of land within the time specified above in the FIFTH SCHEDULE or as may be specified by the Architects from time to time.
- 5.2 Subject as aforesaid the decision of the L.B.S. regarding the quality of the materials shall be final and binding between the parties hereto.
- 5.3 The Developer shall install, and erect in the said building at their own cost and expenses, pump, motor, water storage tanks, overhead reservoirs, until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be provided in the building having self contained apartments and constructed for sale of flats separate meters for the owners shall however be arranged for by the Developers at their own costs as would be required for installation of such meter including the amount of security deposit to be made to the C.E.S.C. Developer shall bear entire cost of the electric main meter and no individual meter of Owners Allocation.
- 5.4 The Developer shall be authorized in the name of the owners in so far as necessary to apply for and obtain quotes

*Lakshman Chandra Dan*



entitlements and other allocation of or for cement, steel, bricks and other building materials allocable to the owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage etc. to the said building and other imputes and facilities required for the construction of the building for which purpose the owners shall execute in favour of the Developer Power of Attorney or other authorities so as required by the Developer or in the alternative sign all papers and documents as may be necessary for the said purpose without causing unnecessary delay.

- 5.5 All costs of construction and charges and expenses relating thereto including municipal taxes, fees and Architect's fees etc. during the period of and relating to and/or concerning construction of the building shall be born and paid by the Developer and the owners shall have no responsibility and/or liability in this respect.

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**ARTICLE – VI – COMMON FACILITIES**

- 6.1 The Developer shall pay and bear all property, taxes, and other duties and outgoings in respect of the Developer's Allocation accrued and due on and from the date of execution of this agreement till the date of delivery of possession of the respective flats to all the buyers and to the owners, the parties hereto shall bear proportionate taxes in regard to their respective allocations from the date of physical possession. During the period of construction developer shall bear the K.M.C. Taxes.
- 6.2 As soon as the building is completed the developer shall give written notice to the owners requiring the owners to take possession of the owners allocation in the building and then after 30 days from the date of service of such notice and at all times thereafter the owners shall be exclusively responsible for payment of Municipal and property taxes, rates, dues, duties and other public outgoings and impositions whatsoever, (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the owners allocation.
- 6.3 The Owners and the Developer or their nominees shall punctually and regularly pay for their respective allocation and at the said rates to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and the Developer and both the parties shall keep each other indemnified against all claims actions demands

*Lakshman Chandra Das*

costs charges and expenses or suffered by or paid by either or them as the case may be consequent upon a default by the Owners or the Developer in this behalf.

6.4 On and from the date of service of notice of possession after completion of the building in all respect the Owners shall be responsible to pay and bear and shall forthwith pay on demand to the Developer service charges for the common facilities in the building in respect of the Owners allocation (full particulars of which have been set out in the Third Schedule hereunder written).

6.5 The owners shall not do any act deed or thing whereby the Developer shall be prevented from construction and / or completion of the said building.

**ARTICLE – VII – OWNER’S FURTHER OBLIGATION**

7.1 The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building on the plot by the Developer.

7.2 The Owners hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling assigning and/or disposing of the Developer Allocation and / or selection of the person in whose favour the Developer shall sell/transfer the developer Allocation.

*Lakshman Chandra Das*

- 7.3 The Owners hereby agree and covenant with the developer not to let out grant lease mortgage and/or charge the said plot or any portion thereof for any reason whatsoever after execution of this agreement.
- 7.4 The owners agrees to execute the registered Power of Attorney in favour of Developer authorizing them to do perform all acts and deeds as should be required to be done executed and performed by the owners in terms of the agreement in particular to sign the agreement with the buyers of the flats etc. as confirming party and to execute the Deed of Conveyance and to place those before the Registration officer relating to sell of the Developer Allocation of the said building or in the alternative to sign execute all the papers and documents as aforesaid as and when required without causing any unreasonable delay.
- 7.5 The Owners further agree that if for any reasons the authority for signing of the agreements and the Deed of conveyance to be executed in favour of the buyer or the flats be not given or for any reason such authority be effective the owners shall as and when requested the Developer sign and execute the agreements with the prospective buyers of flats as the Confirming party and shall also sign, execute and present for registration the Deed of Conveyance conferring title in the respective flats to the buyer as nominees of the Developer relating to Developer Allocation without asking for any further consideration and without causing any unreasonable delay.

*Lakshman Chandra Das*

**ARTICLE – VIII – OWNER’S IDEMNITY**

8.1 The owners hereby undertake that the developer shall be entitled to the said construction and shall enjoy their allocation under this agreement without any interference or disturbance provided that the Developer perform and observe and fulfill the terms and conditions herein contained/or on contained and/ or on their part to be observed performed and/or fulfilled.

**ARTICLE – IX – MISCELLANEOUS**

9.1 The owners and the Developer have entered into this agreement purely for construction and nothing contained herein shall be deemed to be construed as partnership between the Developer and the Owners or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an association of persons.

9.2 It is understood that from time to time to facilities the constructions of the building by the Developer various Deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the owners and various applications, and other documents may be required to be signed or made by the owners relating to which specific provisions may not have been mentioned herein. The owners hereby undertake to do all such acts deeds

*Lakshman Chandra Das*

matters and things and the owners shall sign and execute the papers and documents or the owners also undertakes to sign and execute all such acts deeds matters and things if the same do not in any way infringe and/or effect the rights of the owners in respect of the said plot and/or the owners allocation and/or go against the spirit of this agreement.

9.3 Any notice required to be given by the developer shall be deemed to have been served on the owners if delivered by hand and duly acknowledge or sent by prepaid registered post with acknowledgment due and shall likewise be deemed to have been served on the Developer if the owners delivered by hand and duly acknowledge or sent by prepaid registered post with acknowledgment due to the Developer.

9.4 The buyers of the flats as nominees of the Developer and the Owners shall mutually frame scheme for the management and / or administration of the said building and / or common parts and facilities there, and shall accordingly raise fund from amongst them by way of service charges, and / or in the shape of maintenance charges and / or repair add renewal charges etc.

9.5 The owners and the Developer or his/their nominees shall agree to abide by all the Rules and regulations of such management / society / association / organization as formed and hereby give their consent to abide by the same.

*Lakshman Chandra Da*

**ARTICLE – X : JURISDICTION**

- 10.1 The owners shall have the right to sue the Developer under specific Relief Act or any other Act and Rules in the event of failure to deliver vacant possession of the Owners share within the stipulated period.
- 10.2 The Courts of Alipore, 24–Parganas(S) alone shall have the jurisdiction to entertain and try all actions suits and proceedings arising out of this Agreement.

*Lakshman Chandra Das*

**SCHEDULE – “A” OF THE PROPERTY**

ALL THAT piece or parcel of land of Mouza – Raipur, J.L. No. 33, Khatian No. 446, Dag No. 528, Scheme Plot No. 11 & 12, area being **03** cottahs **02** chittacks **27** sq.ft. more or less, along with 100 sq.ft pucca structure being K.M.C. Premises No. **229/1**, **Raipur Road**, Kolkata – 700047, Ward No. 099, P.S. Jadavpur, then Patuli now Netaji Nagar, Dist. 24-Parganas, being Assessee No. 210990401470, Sub-Registry Office at A.D.S.R. Alipore, District South 24-Parganas.

ON THE NORTH	:	Scheme Plot No. 5 & 6
ON THE SOUTH	:	12' ft. K.M.C. Road
ON THE EAST	:	Scheme Plot No. 11
ON THE WEST	:	Scheme Plot No. 13

**SCHEDULE – “B” OF THE PROPERTY**

OWNER'S ALLOCATION : Owners' shall get shall get 50% of Ground Floor in North-South-West side, First Floor in North-South-West side and Second Floor in North-South-West side and at the time of signing of this agreement owners shall get of Rs. 3,00,000/- and at the time of handing over possession the owners allocation flats and balance amount of Rs. 2,00,000/- will get to the owners from the Developer.

*Lakshman Chandra Das*



**SCHEDULE – “C” OF THE PROPERTY**

**DEVELOPER SHARE ALLOCATION** : Shall mean 50% constructed area the remaining constructed area in the building to constructed on the said premises. And he has the liberty to sell or transfer at his own choice (excluding owner's share comprised in flats and covered area, as described to preceding owner's share) and all other areas including open and covered areas of the building including proportionate share of the common areas and common facilities and amenities of the building on the said plot of land.

**SCHEDULE –‘D’ ABOVE REFERRED TO**

**COMMON FACILITIES AND AMENTIES**: shall mean and include roof / terrace, passages, corridors, staircase, lobbies, driveways, pump room, Electric meter room, water tank, water pump and motor and other facilities which will be provided by the Developer full particulars of which have been set out in the SCHEDULE- ‘C’ hereunder written and required for establishment location enjoyment, provisions maintenance and /or management of the Building.

*Lakshman Chandra Das*

**SCHEDULE –‘E’ ABOVE REFERRED TO**

(Specification of construction of Owners' Allocation)

**TYPES OF STRUCTURE :**

The proposed building as per Building Plan , the building would be R.C.C. framed structure with R.C.C. foundation beam and column as per approved design.

**BRICK WALL :**

Exterior brick wall shall be 8"/5" 8" thick in cement mortar (1:6) and all partition walls shall be 3"/5" thick in cement mortar (1:4).

**PLASTER :**

Exterior wall of average 3/4" thickness, whereas ceiling and interior wall of average 1/2" thickness.

**WALL FINISH :**

Interior shall have plaster of paris.

**FLOORING :**

Bed rooms, living room, kitchen, dining, toilet and verandah will be provided with vetrified tiles having 4" skirting.

**DOORS :**

Sal wood frame of 4"x2 1/2" section, door will be made of commercial flush and main door will be flush doors.

*Lakshman Chandra Das*

**WINDOWS AND GRILLS :**

Aluminum sliding windows plus grill.

**TOILETS :**

- 1) All sides shall have 6' high colour matching glazed tiles.
- 2) One bathroom, Commode of white colour with P.V.C. Cistern and another Housing Commode.
- 3) One shower, one commode hand shower.
- 4) Two Taps.
- 5) One Basin with Tap.
- 6) Gizzer Point.
- 7) Exhaust Fan.

**KITCHEN :**

- 1) Raised cooking platform with granite stone.
- 2) One steel sink with one tap and one below. Brand Standard with side extension.
- 3) Provision for exhaust fan / chimney.
- 4) The top of the cooking platform will be provided with 2' high 3 ft. coloured glazed tiles.
- 5) Point for Micro Oven.
- 6) One point for Washing Machine Multi Plug.\

**DRAWING/DINING :**

- 1) One Basin will be fitted.
- 2) One tap will be fitted with the Basin.

**PLUMBING :**

Each flat will be provided with a down come isolated valve. Outside pipes will be of Reliance pipe and concealed pipes to be

*Lakshman Chandra Das*

used shall be H.D.P.. (Oriplast) other with G.I. fittings of I.S.I. mark. Gizzer line in kitchen and toilet.

#### ELECTRICALS :

Full conceal copper wiring with independent meter and independent main switch shall be provided in meter room. Each flat shall be provided with the followings :

- 1) One calling bell point.
- 2) One light point at toilet and one plug point at kitchen.
- 3) Power point for 3 AC, R.O. Micro Oven-Mixy-Gizzer-Exhaust Fan in respective places, Filter, Kuchina.
- 4) Two light points, one fan point, two plug points in each bed room, living room and dining room.
- 5) One/Power point for T.V. and one power point for Refrigerator in living room and one light point in verandah, one point for AC.

#### WATER SUPPLY :

Water supply for 24 hours will be provided by corporation water with over head tank and underground reservoir.

#### SANITATION :

There will be septic tank, surface drain.

#### PAINTING :

Exterior portion of the building would be snowcem paint / weather coat.

*Lakshman Chandra Das*



MEMO OF CONSIDERATION

RECEIVED shall get signing of this agreement of Rs. 3,00,000/- and at the time of handing over possession the owners allocation flats and balance amount of Rs. 2,00,000/- will get to the owners from the Developer of the said agreement hereinabove as per memorandum of consideration set forth hereunder.


Cheque/ D.D No.	Date	Bank	Branch	Amount
000130	07.12.23	P. N. B.	Bhawanipore.	1,00,000/-
000131	07.12.23	'DO'	'DO'	1,00,000/-
000132	07.12.23	'DO'	'DO'	1,00,000/-
			TOTAL	5,00,000/-

Lakshman Chandra Das

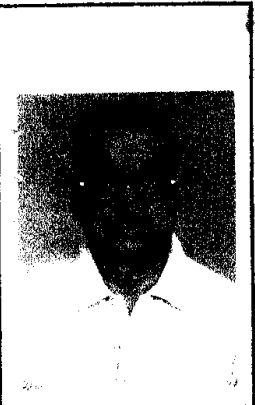





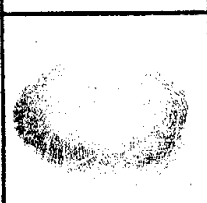
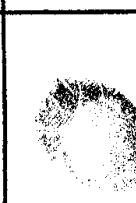



(Rupees five lakh only)

WITNESSES :

1. *Govind Bose*
2. *Sourav Mukherjee*

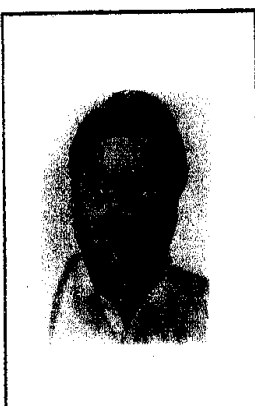
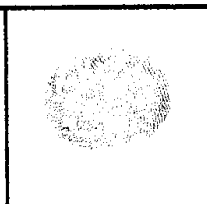
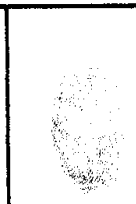

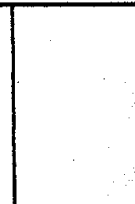
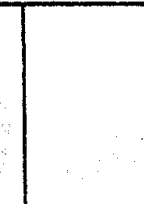
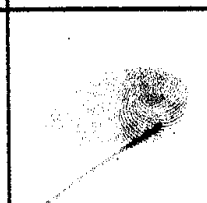


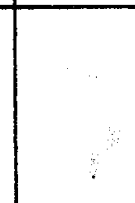

 G.P. of Maya Rani Das:  
by the pen of Sourav Mukherjee:  
*Jogendra Chandra Das* ✓  
*Lakshman Chandra Das* ✓  
*Narayan Chandra Das* ✓

SIGNATURE OF THE OWNERS

	Thumb	1st finger	middle finger	ring finger	small finger
	left hand 				
	right hand 				

Name.....

Signature..... *Narayan Chandan Das*

	Thumb	1st finger	middle finger	ring finger	small finger
	left hand 				
	right hand 				












Name.....


Signature..... *P. M. J. D. S. S.*












	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				

Name.....












Signature.....


		thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....  
 Signature  U. P. L. of Maya Rani Das.  
 by the Pen of Sourav Mukherjee.

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....  
 Signature  Jayendra Chandra Das

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....  
 Signature  Lakshman Chandra Das





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



192023240307652358

**GRN Details**

<b>GRN:</b>	192023240307652358	<b>Payment Mode:</b>	SBI Epay
<b>GRN Date:</b>	05/12/2023 15:56:39	<b>Bank/Gateway:</b>	SBIEpay Payment Gateway
<b>BRN :</b>	1953208515037	<b>BRN Date:</b>	05/12/2023 15:57:23
<b>Gateway Ref ID:</b>	CHO3996401	<b>Method:</b>	State Bank of India NB
<b>GRIPS Payment ID:</b>	051220232030765234	<b>Payment Init. Date:</b>	05/12/2023 15:56:39
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2002936489/3/2023

[Query No./Query Year]

**Depositor Details**

**Depositor's Name:** Mr PRADEEP KUMAR PAUL  
**Address:** 63/4, ASHUTOSH MUKHERJEE ROAD,KOL-700025  
**Mobile:** 6296465549  
**Period From (dd/mm/yyyy):** 05/12/2023  
**Period To (dd/mm/yyyy):** 05/12/2023  
**Payment Ref ID:** 2002936489/3/2023  
**Dept Ref ID/DRN:** 2002936489/3/2023

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002936489/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2002936489/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	5021
<b>Total</b>				<b>11942</b>

**IN WORDS: ELEVEN THOUSAND NINE HUNDRED FORTY TWO ONLY.**

## Major Information of the Deed

Deed No :	I-1605-01927/2023	Date of Registration	07/12/2023
Query No / Year	1605-2002936489/2023	Office where deed is registered	
Query Date	29/11/2023 5:33:36 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANJOY GHATAK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 6296465549, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 42,96,376/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

## Land Details :







District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road, , Premises No: 229/1, , Ward No: 099 Pin Code : 700092



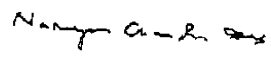
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 2 Chatak 27 Sq Ft	1/-	42,69,376/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>				<b>5.2181Dec</b>	<b>1 /-</b>	<b>42,69,376 /-</b>	

## Structure Details :



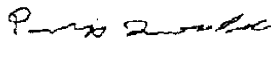
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1 /-</b>	<b>27,000 /-</b>	

Land Lord Details :



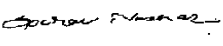
SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mrs MAYARANI DAS</b> Wife of Late BANAMALI DAS Executed by: Self, Date of Execution: 07/12/2023 , Admitted by: Self, Date of Admission: 07/12/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>07/12/2023</p>	<p><b>Finger Print</b></p>  <p>Captured</p> <p>LTI 07/12/2023</p>	<p><b>Signature</b></p> <p><i>L.T.S. of Mayarani Das of the Pen of Banamali Das</i></p> <p>07/12/2023</p>
<p>36/1, LOTUS PARK, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DVxxxxxx1L, Aadhaar No: 59xxxxxxxx0480, Status :Individual, Executed by: Self, Date of Execution: 07/12/2023 , Admitted by: Self, Date of Admission: 07/12/2023 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Mr JOGENDRA CHANDRA DAS</b> Son of Late DEBENDRA CHANDRA DAS Executed by: Self, Date of Execution: 07/12/2023 , Admitted by: Self, Date of Admission: 07/12/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>07/12/2023</p>	<p><b>Finger Print</b></p>  <p>Captured</p> <p>LTI 07/12/2023</p>	<p><b>Signature</b></p> <p><i>Jogendra Chandra Das</i></p> <p>07/12/2023</p>
<p>36/1, LOTUS PARK, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BFxxxxxx4B, Aadhaar No: 95xxxxxxxx3538, Status :Individual, Executed by: Self, Date of Execution: 07/12/2023 , Admitted by: Self, Date of Admission: 07/12/2023 ,Place : Office</p>				
3	<p><b>Name</b></p> <p><b>Mr LAKSHMAN CHANDRA DAS (Presentant)</b> Son of Late DEBENDRA CHANDRA DAS Executed by: Self, Date of Execution: 07/12/2023 , Admitted by: Self, Date of Admission: 07/12/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>07/12/2023</p>	<p><b>Finger Print</b></p>  <p>Captured</p> <p>LTI 07/12/2023</p>	<p><b>Signature</b></p> <p><i>Lakshman Chandra Das</i></p> <p>07/12/2023</p>
<p>36/1, LOTUS PARK, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx3G, Aadhaar No: 68xxxxxxxx8438, Status :Individual, Executed by: Self, Date of Execution: 07/12/2023 , Admitted by: Self, Date of Admission: 07/12/2023 ,Place : Office</p>				

4	Name	Photo	Finger Print	Signature
	<b>Mr NARAYAN CHANDRA DAS</b> Son of Late DEBENDRA CHANDRA DAS Executed by: Self, Date of Execution: 07/12/2023 , Admitted by: Self, Date of Admission: 07/12/2023 ,Place : Office	 07/12/2023	 Captured LTI 07/12/2023	 07/12/2023
36/1, LOTUS PARK, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx7G, Aadhaar No: 21xxxxxxxx0968, Status :Individual, Executed by: Self, Date of Execution: 07/12/2023 , Admitted by: Self, Date of Admission: 07/12/2023 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr PRADEEP KUMAR PAUL</b> Son of Late GOSAI DAS PAUL Executed by: Self, Date of Execution: 07/12/2023 , Admitted by: Self, Date of Admission: 07/12/2023 ,Place : Office	 07/12/2023	 Captured LTI 07/12/2023	 07/12/2023
Son of Late GOSAI DAS PAUL 63/4, ASHUTOSH MUKHERJEE ROAD, City:- , P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx1M, Aadhaar No: 29xxxxxxxx7865, Status :Individual, Executed by: Self, Date of Execution: 07/12/2023 , Admitted by: Self, Date of Admission: 07/12/2023 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SOURAV NASKAR</b> Son of Late N. KR. NASKAR ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 07/12/2023	 Captured 07/12/2023	 07/12/2023
Identifier Of Mrs MAYARANI DAS, Mr JOGENDRA CHANDRA DAS, Mr LAKSHMAN CHANDRA DAS, Mr NARAYAN CHANDRA DAS, Mr PRADEEP KUMAR PAUL			

<b>Transfer of property for L1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mrs MAYARANI DAS	Mr PRADEEP KUMAR PAUL-1.30453 Dec
2	Mr JOGENDRA CHANDRA DAS	Mr PRADEEP KUMAR PAUL-1.30453 Dec
3	Mr LAKSHMAN CHANDRA DAS	Mr PRADEEP KUMAR PAUL-1.30453 Dec
4	Mr NARAYAN CHANDRA DAS	Mr PRADEEP KUMAR PAUL-1.30453 Dec
<b>Transfer of property for S1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mrs MAYARANI DAS	Mr PRADEEP KUMAR PAUL-25.00000000 Sq Ft
2	Mr JOGENDRA CHANDRA DAS	Mr PRADEEP KUMAR PAUL-25.00000000 Sq Ft
3	Mr LAKSHMAN CHANDRA DAS	Mr PRADEEP KUMAR PAUL-25.00000000 Sq Ft
4	Mr NARAYAN CHANDRA DAS	Mr PRADEEP KUMAR PAUL-25.00000000 Sq Ft

**Endorsement For Deed Number : I - 160501927 / 2023**

**On 07-12-2023**

**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 12:03 hrs on 07-12-2023, at the Office of the A.D.S.R. ALIPORE by Mr LAKSHMAN CHANDRA DAS, one of the Executants.

**Certificate of Market Value (WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 42,96,376/-

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

Execution is admitted on 07/12/2023 by 1. Mrs MAYARANI DAS, Wife of Late BANAMALI DAS, 36/1, LOTUS PARK, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 2. Mr JOGENDRA CHANDRA DAS, Son of Late DEBENDRA CHANDRA DAS, 36/1, LOTUS PARK, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 3. Mr LAKSHMAN CHANDRA DAS, Son of Late DEBENDRA CHANDRA DAS, 36/1, LOTUS PARK, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 4. Mr NARAYAN CHANDRA DAS, Son of Late DEBENDRA CHANDRA DAS, 36/1, LOTUS PARK, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 5. Mr PRADEEP KUMAR PAUL, Son of Late GOSAI DAS PAUL, 63/4, ASHUTOSH MUKHERJEE ROAD, P.O: BHAWANIPORE, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business

Indetified by Mr SOURAV NASKAR, , Son of Late N. KR. NASKAR, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,021.00/- ( B = Rs 5,000.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/12/2023 3:57PM with Govt. Ref. No: 192023240307652358 on 05-12-2023, Amount Rs: 5,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 1953208515037 on 05-12-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7280, Amount: Rs.100.00/-, Date of Purchase: 04/12/2023, Vendor name: Tanmoy Kumar Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/12/2023 3:57PM with Govt. Ref. No: 192023240307652358 on 05-12-2023, Amount Rs: 6,921/-, Bank: SBI EPay ( SBlePay), Ref. No. 1953208515037 on 05-12-2023, Head of Account 0030-02-103-003-02



**MANIMALA CHAKRABORTY**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1605-2023, Page from 74437 to 74477

being No 160501927 for the year 2023.



(M)

Digitally signed by MANIMALA CHAKRABORTY  
Date: 2023.12.08 17:53:00 +05:30  
Reason: Digital Signing of Deed.

**(MANIMALA CHAKRABORTY) 08/12/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.**