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certified that the document is admitted to
registration. The signature sheets and the
instrument sheets attached with the
document are the part of this document.


District Sub-Registrar-V
Alipore, South 24 Parganas

06 DEC 2021

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made this the
6th day of December, 2021 (Two Thousand Twenty-One) *BETWEEN;*

4802

01 DEC 2021

No.....Rs. **100/-** Date.....

Name: **Rajita More**

Address: **Flat No: 1A, 20, Bankim Mukherjee Sarani**

Block - 11, New Alipore
Kol - 700053

Vendor:.....
Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS
STAMP VENDOR**

Alipur Police Court, Kol-27



Posther Sana
S/O Late R.N Sana
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SMT. RAJITA MORE, having PAN : AJDPM7930R, Aadhaar No.2163 7624 0987, wife of Late Sanjiv More, by creed : Hindu, Indian by National, by occupation : House-Wife, residing at "**GEETASHREE APARTMENT**", Flat No.1A, 20, Bankim Mukherjee Sarani, Block : "H", Post Office : New Alipore, Police Station : New Alipore, Kolkata : 700053, hereinafter called and referred to as "the **OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SUN ENTERPRISE, a Proprietorship Firm, having its Registered Office at 21/7, Aswini Dutta Road, 4th Floor, Post Office : Sarat Bose Road, Police Station : Rabindra Sarobar, Kolkata : 700029, represented by its Proprietor viz. **SRI TUSHAR S. KAMDAR**, having PAN : AKWPK2271M, Aadhaar No.7238 5672 5991, son of Late Sharad. H. Kamdar, by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, 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-in-office and assigns) of the **OTHER PART.**

WHEREAS originally one Ram Prasad Chattapadhyay had purchased **ALL THAT** piece and parcel of land measuring about 2 (Two) Cottahs 15 (Fifteen) Chittacks 14 (Fourteen) Square Feet more or less, situate and lying at Mouza : Punja Sahapur, J.L. No.9, R.S. No.180, Touzi No.210, under R.S. Khatian No.12, appertaining to Dag No.362, under Police Station : previously Behala at present New Alipore, within the limits of the then South Suburban Municipality at present the Kolkata Municipal Corporation, by virtue of a registered Deed of Conveyance from the then Owner "**M/s. AMALGATED DEVELOPMENT**" for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 28th June, 1971 in the Office of the District Sub-Registrar at Alipore and recorded in Book No.I, Volume No.54, Pages 249 to 257, Being No.2863 for the year 1971.

AND WHEREAS after such purchase, said Ram Prasad Chattapadhyay became the sole and absolute Owner of the

aforesaid property and while absolutely seized and possessed of the aforesaid property as Owner thereof, he sold, transferred and conveyed his aforesaid purchased property unto and in favour of one Shilpi Bhandari by virtue of a registered Deed of Conveyance for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 18th January, 1982 in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.7, Pages 164 to 168, Being No.155 for the year 1982.

AND WHEREAS by way of purchase as aforesaid, said Shilpi Bhandari became the sole and absolute Owner of the aforesaid property containing land measuring about 2 (Two) Cottahs 15 (Fifteen) Chittacks 14 (Fourteen) Square Feet more or less but as per physical measurement, the land area found 2 (Two) Cottahs 15 (Fifteen) Chittacks more or less and duly constructed one R.T. shed structure upon a portion of her aforesaid property.

AND WHEREAS while absolutely seized and possessed of the aforesaid property as Owner thereof, said Shilpi Bhandari also sold, transferred and conveyed her aforesaid purchased

property unto and in favour of one Kishan Lal More and Smt. Bimala Devi More by virtue of a registered Deed of Conveyance for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 18th June, 2007 in the Office of the District Sub-Registrar – II at Alipore and recorded in Book No.I, Being No.01126 for the year 2007.

AND WHEREAS after such purchase, said Kishan Lal More and Smt. Bimala Devi More became the joint Owners of the aforesaid property containing land measuring about 2 (Two) Cottahs 15 (Fifteen) Chittacks more or less together with structure standing thereon and while absolutely seized and possessed of the same as joint Owners thereof, they duly gifted away their aforesaid property unto and in favour of their son Sanjiv More by virtue of a registered Deed of Gift absolutely and forever. The aforesaid Deed was duly registered on 11th December, 2008 in the Office of the Additional District Sub-Registrar at Behala, South 24 Parganas and recorded in Book No.I, CD Volume No.36, Pages 989 to 1006, being No.13749 for the year 2008.

AND WHEREAS by way of aforesaid Deed of Conveyance, said Sanjiv More became the sole and absolute Owner of the

aforesaid property and while absolutely seized and possessed of the same as Owner thereof, he executed his last Will and Testament on 24th April, 2015, wherein he bequeathed his aforesaid property unto and in favour of his wife Smt. Rajita More.

AND WHEREAS after passage of time, said Sanjiv More breathed his last on 20th September, 2013 and after his demise, the Executor of the aforesaid Will duly obtained Probate from the Learned Court vide P.L.A. No.28 of 2015.

AND WHEREAS in terms of the said Will, said Smt. Rajita More, became the sole and absolute Owner of the aforesaid property and duly mutated her name with the Office of the Kolkata Municipal Corporation and after such mutation, the aforesaid property known and numbered as Municipal Premises No.270, Jyotish Roy Road, Police Station : New Alipore, Kolkata : 700053, within the limits of the Kolkata Municipal Corporation, under Ward No.117 and she used to pay the necessary taxes to the said Authority.

AND WHEREAS now the Owner herein is in possession and enjoyment of **ALL THAT** piece and parcel of land measuring

about 2 (Two) Cottahs 15 (Fifteen) Chittacks more or less together with R.T. shed structure having an area of 100 (One Hundred) Square Feet more or less standing thereon, situate and lying at Mouza : Punja Sahapur, J.L. No.9, R.S. No.180, Touzi No.210, under R.S. Khatian No.12, appertaining to Dag No.362, being known and numbered as Municipal Premises No.270, Jyotish Roy Road, Police Station : New Alipore, Kolkata : 700053, within the limits of the Kolkata Municipal Corporation, under Ward No.117, hereinafter called and referred to as "the **SAID PROPERTY**" and morefully described in the **SCHEDULE** - "A" hereunder written.

AND WHEREAS the Party hereto of the One Part has decided to develop her said property by raising a modern Building over the said property after sanction of the Building Plan from the Kolkata Municipal Corporation.

AND WHEREAS the Party hereto of the One Part has got no such expertise for construction of any Building and for that she has decided to develop her said property through a competent Developer, who has enough credential in the arena of development.

AND WHEREAS while in search of a good Developer, the Party hereto of the One Part came across with the Developer herein and after prolong discussion held between the Parties, ultimately the Party hereto of the One Part has agreed to develop her said property through the Developer herein considering its credential with some certain terms and conditions, which are explicitly described hereunder below.

NOW THIS AGREEMENT WITNESSETH are as follows :-

1. **OWNER** :-

Shall mean **SMT. RAJITA MORE**, wife of Late Sanjiv More of "**GEETASHREE APARTMENT**", Flat No.1A, 20, Bankim Mukherjee Sarani, Block : "H", Post Office : New Alipore, Police Station : New Alipore, Kolkata : 700053 and her heirs, executors, successors, administrators, legal representatives and assigns.

2. **DEVELOPER** :-

Shall mean **SUN ENTERPRISE**, a Proprietorship Firm, having its Registered Office at 21/7, Aswini Dutta Road, 4th Floor, Post Office : Sarat Bose Road, Police Station : Rabindra Sarobar, Kolkata : 700029, represented by its

Proprietor viz. **SRI TUSHAR S. KAMDAR**, son of Late Sharad. H. Kamdar of 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053 and its successors-in-office and assigns.

3. **THE SAID PROPERTY :-**

Shall mean **ALL THAT** piece and parcel of land measuring about 2 (Two) Cottahs 15 (Fifteen) Chittacks more or less together with R.T. shed structure having an area of 100 (One Hundred) Square Feet more or less standing thereon, situate and lying at Mouza : Punja Sahapur, J.L. No.9, R.S. No.180, Touzi No.210, under R.S. Khatian No.12, appertaining to Dag No.362, being known and numbered as Municipal Premises No.270, Jyotish Roy Road, Police Station : New Alipore, Kolkata : 700053, within the limits of the Kolkata Municipal Corporation, under Ward No.117.

4. **BUILDING :-**

Shall mean and include the multistoried Building to be constructed at the property mentioned in earlier paragraph.

5. **COMMON FACILITIES** :-

Shall mean and include corridors, stairs, ways, passages, way, if any, drive ways, common lavatories, if provided by the Developer, water pump and water and facilities, which will be provided by the Developer in the new Building. The Occupiers of the proposed multistoried Building and only the Owner/s of the Flat/s of the proposed multistoried Building shall have the right to enjoy the roof of the proposed Building for all ceremonial and other occasions and/or with due approval and permission of the Association of Flat Owner and for maintaining T.V. antenna and water reservoir.

6. **SALEABLE SPACE** :-

Shall mean the space in the new Building available for independent use and occupation by the Developer after making due provisions for common facilities and space required thereof and after providing the Owner's allocation.

7. **OWNER'S ALLOCATION** :-

On completion of the proposed Building, the Owner shall be at the first instance entitled to get one 2BHK Flat in the Gr. Floor

from the proposed Building in finished and complete condition, morefully described in **SCHEDULE : "B"** hereunder written and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE : "D"** hereunder written. The aforesaid Owner's allocation will be demarcated after getting Plan sanction from the Kolkata Municipal Corporation in respect of the said property.

8. **DEVELOPER'S ALLOCATION :-**

Shall mean the rests and/or remaining share of the proposed Building/s in the said property save and except the Owner's allocation, morefully described in **SCHEDULE : "C"** hereunder written. The said rests and remaining areas means several Flat/s, Shop/s, Car Parking Space/s and other space/s and proportionate share including common spaces, places, staircases, lift and the Developer shall have the right to sell, mortgage and/or rent out the same in whole or in part together with proportionate share of land at the said property, with right to enter into Agreement for Sale of Flat/s, Shop/s, Car Parking

Space/s and other space/s with right on common areas and places to the intending Buyer/s etc. and to take advances and entire consideration from him/her/them without any objection or interruption from the Owner.

9. **THE ARCHITECT** :-

Shall mean such person/s with requisite qualification who will be appointed by the Developer for designing and planning of the new Building.

10. **BUILDING PLAN** :-

Will mean such Plan prepared by the Architect for the construction of the new Building and as sanctioned by the Kolkata Municipal Corporation and/or any other competent Authority as the case may be.

11. **TRANSFER** :-

With its grammatical variations shall include transfer by possession and by and other means adopted for effecting what is understood as a transfer of space in multistoried Building to purchase thereof although the same may not amount to a transfer in law without causing in any manner in convenience or disturbance to the Owner.

12. **TRANSFEEE** :-

Shall mean a person/s, Firm/s, Limited Company/ies, Association/s of persons to whom any space in the Building will be transferred.

13. **TIME** :-

Shall mean the construction shall be completed positively within 24 (Twenty-Four) months from the date of sanction of the Building Plan from the Kolkata Municipal Corporation or from the date of handing over peaceful vacant possession of the said property by the Owner to the Developer, whichever will be the later.

14. **WORDS** :-

Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and neutral gender shall include masculine and feminine genders.

15. **COMMENCEMENT** :-

This Agreement shall be deemed to have commenced with effect from the date of execution of this Agreement.

-:: OWNER'S RIGHT AND REPRESENTATION ::-

1. The Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
2. None other than the Owner has any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 nor the said property is comprised in Thika Tenancy.

-:: DEVELOPER'S RIGHT ::-

1. The Owner hereby grants subject to what has been hereunder provided exclusive right to the Developer to build upon and to exploit commercially the said property and shall be able to construct the new Building thereon in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment

and/or modification thereto made or cause to be made by the Parties hereto.

2. All application, Plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate Authorities shall be prepared and submitted by the Developer on behalf of the Owner at its own costs and expenses and the Developer shall pay charges and bear all fees including Architect's fees required to be paid or deposited for exploitation of the said property provided however that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer.
3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owner of the said property or any part thereof to the Developer or as creating any right, title or interest in respect of the Developer other than an exclusive right and interest by the Developer to commercially exploit the same in terms hereof and to deal with the Developer's allocation in the new Building in the manner hereinafter stated.

-:: **CONSIDERATION** ::-

1. In consideration of the Owner having agreed to permit the Developer to commercially exploit the said property and to construct, erect and build a new Building in accordance with the Plan at its own cost of investment, which will be sanctioned and in accordance with the Specification and materials description of which are stated in details in **SCHEDULE** : "D" hereunder written.
2. on completion of the proposed Building, the Owner shall be at the first instance entitled to get one 2BHK Flat in the Ground Floor from the proposed Building in finished and complete condition, morefully described in **SCHEDULE** : "B" hereunder written and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE** : "D" hereunder written. The aforesaid Owner's allocation will be demarcated after getting Plan sanction from the Kolkata Municipal Corporation in respect of the said property.
3. Besides the above, the Developer shall pay a sum of Rs.22,00,000/- (Rupees Twenty-Two Lac) only to the Owner herein towards the interest free security deposit.

-: **POSSESSION** :-

1. The Owner shall give quiet, peaceful and unencumbered possession of the said property to the Developer simultaneously with the execution of this Agreement enabling the Developer to survey the entire property and for making soil testing and preparation of the proposed Building.
2. The Developer shall complete the construction of the Building positively within 24 (Twenty-Four) months from the date of sanction of the Plan and/or from the date of getting peaceful vacant khas possession of the said property, whichever is later and shall hand over the Owner's allocation by the Developer with the arrangements and other accessories as per Specification given details in **SCHEDULE** : "D" hereunder written.
3. The Developer shall on completion of the new Building put the Owner in undisputed possession of the Owner's allocation together with all rights in common to the common portion as absolute Owner thereof.

4. The Developer shall be exclusively entitled to the Developer's allocation in the new Building with exclusive right to transfer or otherwise deal with or dispose of without any right, title, claim or interest therein whatsoever with or disturb the quiet and peaceful possession of the Developer's allocation. The Owner shall only transfer by way of proper Deed of Conveyance/s either in favour of the Developer or in favour of the nominee/s of the Developer, the undivided share of the land excepting the proportionate share of land of the Owner.

5. In so far as necessary all dealing by the Developer in respect of the new Building shall be in the name of the Owner for which purpose the Owner undertakes to give the Developer a registered Power of Attorney in a form and manner reasonably required by the Developer. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the Owner nor there shall be any clause inconsistent with or against the terms mentioned in this Agreement.

6. That the Owner shall execute the Deed of Conveyance in favour of the Developer or its nominee/s in respect of such part/s of the new Building as falling under Developer's allocation as shall be required by the Developer and all costs and all expenses on that behalf will be borne and paid by the Developer.

-: **COMMON FACILITIES** :-

1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said Building accruing due as and from the date of handing over vacant possession of the said property or part of it by the Owner to the Developer. If there are any dues of property taxes or any other taxes regarding the said property before the date of handing over the same to the Developer that would be borne by the Owner and if there be any outstanding that will be also borne by the Owner.
2. As soon as the new Building shall be completed within the time hereinafter mentioned, the Developer shall give written notice to the Owner for handing over possession of her allocation in the Building and there being no dispute regarding the completing of the Building in terms of this

Agreement and according to the Specification and Plan thereof and certificate of the Architect from the Kolkata Municipal Corporation being produced to the effect and after 30 (Thirty) days from the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as "the **SAID RATES**") payable in respect of the Owner's allocation, the said rates to be apportioned pro-rata with reference to the saleable space in the Building, if they are levied on the Building as a whole.

3. Any transfer of any part of the Owner's allocation in the new Building shall be subject to the provisions hereof and the transferee shall thereafter be responsible in respect of the space transferred for payment of the said rate and service charges for the common facilities.
4. The Owner shall not do any act, deed or thing whereby the Developer shall be prevented from construction completion of the said Building.

-:: **COMMON RESTRICTION** ::-

1. The Owner's allocation in the new Building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in the new Building intended for common benefits of all occupiers of the new Building which shall include the followings.

2. The Owner shall not use or permit to be used of the Owner's allocation in the new Building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisances hazard to the Owner and the other Occupiers of the new Building. The Developer and its nominee/s shall also not use or permit to be used of the Developer's allocation in the new Building or any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazards to the Owner and the other Occupiers of the new Building.

3. Both the Parties shall abide by all laws, bye-laws, rules and regulation of the Government, Local Bodies and

Associations when formed in future as the case may be without invading the right to the Owner.

4. The respective Allottees shall keep their respective allocations in the new Building in good working conditions and repairs. The roof and the staircase and other common spaces should be cleared by the respective Allottees after the end of ceremonial occasions, if any.
5. Neither Party shall throw accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new Building or in the compound corridors any other portions of the new Building.

-:: OWNER'S OBLIGATION ::-

1. The Owner hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the Building at the said property by the Developer.
2. The Owner hereby agrees and covenants with the Developer not to do any act or deed or thing hereby the

Developer may be prevented from selling, assigning and/or disposing of any portion or portions of the Developer's allocation/portion in the new Building.

3. The Owner hereby agrees and covenants with the Developer not to let out, grant, lease, mortgage and/or create charge over the allocated portion of the Developer in the super built-up construction but shall have all right to let out grant, lease, mortgage and/or charges, her allocated portions to any person/s, company/ies save and except the Developer's allocation. The Developer also shall not have any right to let, grant, lease, mortgage and/or create any charge over the allocated super built up area of the Owner but shall have all right to let out grant, lease, accept booking money etc. from the person/s, company/ies in respect of the Developer's allocation.

:: DEVELOPER'S OBLIGATION :-

The Developer hereby agrees and covenants with the Owner :-

1. The Developer shall complete the construction of the new Building within 24 (Twenty-Four) months positively from

the date of getting peaceful vacant khas possession of the property from the Owner and/or from the date of getting Plan sanction from the Kolkata Municipal Corporation, whichever is later, the time of completion of the Building shall be strictly observed. The period of construction will be extended, if there is any force majeure, natural calamity or situation beyond the control of the Developer.

2. The Developer shall not to violate or contravene any of the provisions or rules applicable for construction of the Building.
3. The Developer shall at its own cost demolish the existing structure standing upon the said property and shall enjoy the debris and salvages at its own whims and desire.

-:: **OWNER'S INDEMNITY** ::-

The Owner hereby undertakes that the Developer shall be entitled to the said constructions and shall enjoy its allocated portion without any interference and/or disturbance provide the Developer performs and fulfills all and singular the terms and conditions herein contained and/or its part to be observe and performed.

-:: **DEVELOPER'S INDEMNITY** ::-

1. The Developer hereby undertakes to keep the Owner indemnified against all Third Party's claims and actions arising out of any sort of act of commission of the Developer in or in relation to the construction of the said new Building strictly in terms of the Plan to be sanctioned by the Kolkata Municipal Corporation on that behalf.
2. The Developer hereby undertakes to keep the Owner indemnified against all action suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said premises and/or in the matter of construction of the Building and/or any defect therein.

-:: **MISCELLANEOUS** ::-

1. The Owner and the Developer have entered into the Agreement/s purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the Developer and the Owner. The Parties hereto can proceed with this Agreement.

2. Nothing in these presents shall be construed as a demise or Assignment or Conveyance in land by the Owner of the said property or any part thereof to the Developer or as creating any right title and interest in respect thereof in the Developer other than an exclusive right to exploit the same in terms thereof provided however the Developer shall be entitled to borrow money from any Bank/s without creating any financial liability on the Owner and her estate shall not be encumbered and/or be liable for payment of any dues of such Bank/s and for that purpose the Developer shall keep the Owner's indemnified against all actions suits proceedings and cost charges and expenses in respect thereof.
3. Any notice required to be given by the Developer/Owner shall without prejudice to any other mode of service available be deemed to have been served upon the Owner/Developer, if sent to her under registered post with acknowledgement due at the address given in this Agreement.
4. That the Owner hereby fully agrees and consents that the Developer shall have the right to advertise, fix hoarding or

signboard of any kind relating to the publicity for the benefit or commercial exploitation of the new Building from the date of execution of this Agreement and on completion of the Building or earlier all such advertisements and hoardings shall be cleared of by the Developer at its own costs.

5. The original Agreement and a duly attested Xerox copy of the Deeds in respect of the said property shall be kept at the City Office of the Developer or at the Office of its agent for the inspection of the intended Purchaser/s.

-:: **FORCE MAJEURE** ::-

1. The Parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligations was prevented by any Force Majeure and this contract shall remain suspended during the duration of such Majeure, if any.
2. The Force Majeure shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out, pandemic and/or any other fact or commission beyond the control of the parties hereto.

-:: **JOINT OBLIGATION** ::-

1. The Developer shall develop and construct multistoried Buildings on the said land as per Corporation Rules after utilizing the available F.A.R. as per present rules in vogue.
2. The Owner will lend her name and signature in all paper, Plans, documents and deeds those may come on the way of the Developer for successful implementation of the project since the project will be developed in the Owner's name and under the Owner's allocation.
3. The Owner will forward to the Developer, the original Title Deed/s of the land as well as also all related documents on execution of the Agreement for Developer's record and reference. The Developer shall return all original Title Deed/s of the property to the Owner's Association for its preservation.
4. If the Developer deliberately fails and neglects to delay in completing the entire project and/or to hand over the Owner's allocation within the stipulated period the Developer shall pay a sum of Rs.1,000/- (Rupees One

Thousand) only per month to the Owner towards compensation without delay or demur.

THE SCHEDULE - "A" ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY/PREMISES)

ALL THAT piece and parcel of land measuring an area of 2 (Two) Cottahs 15 (Fifteen) Chittacks be the same a little more or less together with R.T. shed structure having an area of 100 (One Hundred) Square Feet more or less with cemented flooring standing thereon, situate and lying at Mouza : Punja Sahapur, J.L. No.9, R.S. No.180, Touzi No.210, under R.S. Khatian No.12, appertaining to Dag No.362, being known and numbered as Municipal Premises No.270, Jyotish Roy Road, Police Station : New Alipore, Kolkata : 700053, within the limits of the Kolkata Municipal Corporation, under Ward No.117, bearing Assessee No.41-117-05-0447-5, together with all right, title, interest and right of easement attached thereto and the same is butted & bounded by :-

ON THE NORTH : 271 Jyotish Roy Road
ON THE SOUTH : 20' wide K.M.C. Road ;
ON THE EAST : 20' wide K.M.C. Road ;
ON THE WEST : Another premises

[Handwritten signature]

Raj Kumar

THE SCHEDULE : "B" ABOVE REFERRED TO

(DESCRIPTION OF THE OWNER'S ALLOCATION)

ALL THAT on completion of the proposed Building, the Owner shall be at the first instance entitled to get one 2BHK Flat in the Ground Floor from the proposed Building in finished and complete condition, which will be constructed upon the **SCHEDULE** : "A" mentioned property and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE** : "D" hereunder written. The aforesaid Owner's allocation will be demarcated after getting Plan sanction from the Kolkata Municipal Corporation in respect of the said property.

THE SCHEDULE : "D" ABOVE REFERRED TO

(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

ALL THAT rests and/or remaining share of the proposed Building/s in the said property save and except the Owner's allocation. The said rests and remaining areas means several Flat/s, Shop/s, Car Parking Space/s and other space/s and proportionate share including common spaces, places, staircases, lift and the Developer shall have the right to sell, mortgage and/or rent out the same in whole or in part together

with proportionate share of land at the said property, with right to enter into Agreement for Sale of Flat/s, Shop/s, Car Parking Space/s and other space/s with right on common areas and places to the intending Buyer/s etc. and to take advances and entire consideration from him/her/them without any objection or interruption from the Owner.

THE SCHEDULE : "D" ABOVE REFERRED TO

(DESCRIPTION OF THE SPECIFICATION)

- ❖ **BUILDING** :-
Building designed on R.C.C. foundation of multistoried.
- ❖ **FOUNDATION** :-
Building designed on R.C.C. foundation.
- ❖ **STEEL** :-
Steel quality available in the market.
- ❖ **CEMENT** :-
Standard quality available in the market.
- ❖ **STONE CHIPS** :-
Standard quality available in the market.

❖ **SAND** :-

Course sand and other sand shall be required.

❖ **BRICKS** :-

1st and 2nd class available in the market.

❖ **FLOORING** :-

Bed rooms, toilet, drawing/dining will be finished with marble.

❖ **TOILET** :-

Toilet will be of tiles flooring with 6' high glaze tile all around.

❖ **PAINTING** :-

All internal walls will be finished the plaster Paris. All external paintings will be with cement based paints. All doors and windows will be enamel paints.

❖ **SANITARY** :-

All internal pipe line will be concealed type. Soil lines are to be connected to underground, drainage pipes terminating in Corporation line, colour basin, colour commodes, jaguar fittings.

❖ **WATER SUPPLY** :-

Water will be supplied from the supply of Kolkata Municipal Corporation.

❖ **DOORS** :-

All doors will be made up of commercial flash doors, main entrance door will be teak finish.

❖ **WINDOWS** :-

Aluminum siding with glass fittings.

❖ **ELECTRICAL** :-

Electrical points for light, fan, A.C. and refrigerator.

❖ **WORKS** :-

P.V.C. wiring and complete with distribution board sub-distribution board, switch board with piano type switches and 5 & 25 amp. plug point electrical points will be provided as per design given by architect.

❖ **ELECTRICAL** :-

All conceal wiring.

❖ **LIFT** :-

Lift will be provided.

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

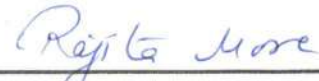
SIGNED, SEALED & DELIVERED

by the Parties at Kolkata

in the presence of :-

WITNESSES :-

1. Uttkarsh More
20 Bankim Mukherjee Sarani
1st Floor, Kolkata - 700053



Signature of the **OWNER**

2. Subhansu Borah
1/26 Metraj, Mayap
Kolkata



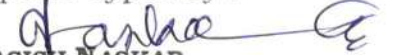
Signature of the **DEVELOPER**

Drafted by me :-

Partha Saha
Deed writer
t-no - 132/2013
Advocate

Alipore Judges' Court, Kol : 27.

Computer Typed by :-


DEBASISH NASKAR
Alipore Judges' Court, Kol : 27.



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Tushar S. Comdan

Signature *Tushar S. Comdan*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name RAJITA MORE

Signature *Rajita More*

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

PHOTO	left hand					
	right hand					

Name

Signature



21

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
- 6 DEC 2021



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

GRN Details

GRN: 192021220126357891 **Payment Mode:** Online Payment
GRN Date: 02/12/2021 13:16:29 **Bank/Gateway:** HDFC Bank
BRN : 1638667637 **BRN Date:** 02/12/2021 13:12:25
Payment Status: Successful **Payment Ref. No:** 2002489636/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: TUSHAR S KAMDAR
Address: 21/4, ASWINI DUTTA ROAD CITYSTYLE MALL
Mobile: 9830555565
E-Mail: t.kamdar89@gmail.com
Depositor Status: Buyer/Claimants
Query No: 2002489636
Applicant's Name: Mr PARTHA SANA
Identification No: 2002489636/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002489636/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	10020
2	2002489636/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	10041

IN WORDS: TEN THOUSAND FORTY ONE ONLY.



भारत सरकार
GOVERNMENT OF INDIA



Tushar.S. Kamdar
DOB: 19/07/1983
MALE



7238 5672 5991

मेरा आधार, मेरी पहचान

Tushar Kamdar



एनटीएनएन-पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Sharad.H.Kamdar, 38A/26, JYOTISH
ROY ROAD, New Alipore, Kolkata,
West Bengal - 700053

7238 5672 5991

1947
1820 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TUSHAR S KAMDAR

SHARAD H KAMDAR

18/07/1983
Permanent Account Number
AKWPK2271M


Signature







Handwritten signature


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJITA MORE
JASWANT KUMAR BERIWAL
13/07/1969

Permanent Account Number
AJDPM7930R

Rajita More
Signature



Rajita More

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएँ :
आयकर पैन सेवा यूनिट, ए टी आई एस यू एल,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.



भारत सरकार
Government of India



राजिता मॉर
Rajita More
जन्म तिथि/DOB: 13/07/1969
महिला/ FEMALE



2163 7624 0987

मेरा आधार, मेरी पहचान

Rajita More



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
W/O संजीव मॉर, गीताश्री अपार्टमेंट, फ्लैट-1ए, 20 बंकिम
मुखर्जी सरानी, ब्लॉक - एच, नई अलिपोर, कोलकाता,
पश्चिम बंगाल - 700053

Address:
W/O Sanjiv More, Geetashree Appartment,
Flat-1A, 20 Bankim Mukherjee Sarani, Block
- H, New Alipore, Kolkata,
West Bengal - 700053

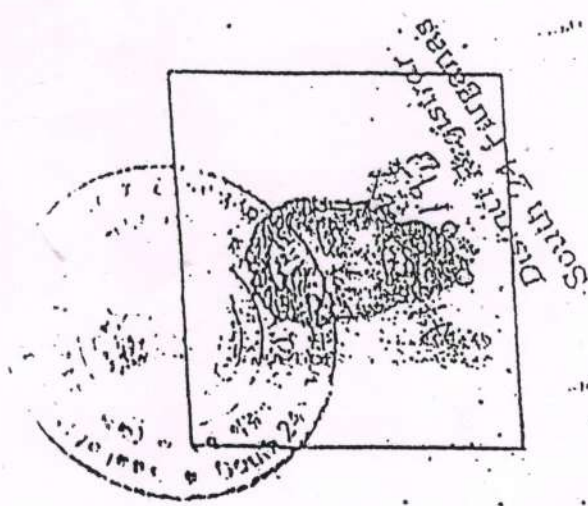


2163 7624 0987



help@uidai.gov.in

www.uidai.gov.in



NAME..... Partha Sang.....
FATHER'S NAME..... Late: Rabintra Nath Sang.....
FULL ADDRESS..... 14 - Chakhalagabati Pur,
P.O. - Jorajoni, P.S. - Uluberia
District - Howrah.....

Partha Sang

UNDER THE POWERS

Conferred by the West Bengal Registration (Deed Writers) Rules 1982; the District Registrar, South 24 Parganas is pleased to issue this licence

D.R.L. #DSR - Filed Pro.

To practice as a Deed writer in

Partha Sarathi

His Licence No. At. F. 132 Div. District Registrar

Place: South 24 Parganas
Dated: 19.6.2013

ENDORSEMENTS OF RENEWAL

Sl. No.	Date	Amount Remitted and Particulars of Remittance	RENEWED From To	Signature & Designation of Renewing Authority	Remarks, if any
1.	19/6/13	Rs 25 deposited through in C.A. vide order dt. 19.4.13 Rs 15 deposited by order dt. 20.11.13 Rs 15 deposited by order dt. 25.4.13 Rs 15 deposited by order dt. 25.4.13	12/6/12 to 31/3/13	District Registrar South 24 Parganas	19.6.13 District Registrar South 24 Parganas

Major Information of the Deed

Deed No :	I-1630-05420/2021	Date of Registration	06/12/2021
Query No / Year	1630-2002489636/2021	Office where deed is registered	
Query Date	30/11/2021 3:07:43 PM	1630-2002489636/2021	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 63,71,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,120/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



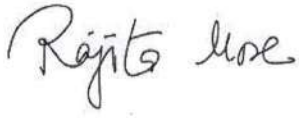
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jyotish Roy Road, , Premises No: 270, , Ward No: 117 Pin Code : 700053

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	2 Katha 15 Chatak	1/-	63,44,998/-	Property is on Road
Grand Total :				4.8469Dec	1 /-	63,44,998 /-	

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: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	RAJITA MORE Wife of Late SANJIV MORE Executed by: Self, Date of Execution: 06/12/2021 , Admitted by: Self, Date of Admission: 06/12/2021 ,Place : Office	 06/12/2021	 LTI 06/12/2021	 06/12/2021
20, BANKIM MUKHERJEE SARANI, City:- , P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No.:: AJxxxxxx0R, Aadhaar No: 21xxxxxxxx0987, Status :Individual, Executed by: Self, Date of Execution: 06/12/2021 , Admitted by: Self, Date of Admission: 06/12/2021 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	SUN ENTERPRISE 21/7, ASWINI DUTTA ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AKxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	TUSHAR S KAMDAR (Presentant) Son of Late SHARAD H KAMDAR Date of Execution - 06/12/2021 , , Admitted by: Self, Date of Admission: 06/12/2021, Place of Admission of Execution: Office	 Dec 6 2021 1:07PM	 LTI 06/12/2021	 06/12/2021
38A/26, JYOTISH ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx1M, Aadhaar No: 72xxxxxxxx5991 Status : Representative, Representative of : SUN ENTERPRISE (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
PARTHA SANA Son of Late R N SANA ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	06/12/2021	06/12/2021	06/12/2021

Identifier Of RAJITA MORE, TUSHAR S KAMDAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	RAJITA MORE	SUN ENTERPRISE-4.84688 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	RAJITA MORE	SUN ENTERPRISE-100.00000000 Sq Ft

Endorsement For Deed Number : I - 163005420 / 2021

On 06-12-2021

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

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

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

Presented for registration at 12:36 hrs on 06-12-2021, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by TUSHAR S KAMDAR ,.

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 63,71,998/-

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

Execution is admitted on 06/12/2021 by RAJITA MORE, Wife of Late SANJIV MORE, 20, BANKIM MUKHERJEE SARANI, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife

Indetified by PARTHA SANA, , , Son of Late R N SANA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 06-12-2021 by TUSHAR S KAMDAR, PROPRIETOR, SUN ENTERPRISE (Sole Proprietorship), 21/7, ASWINI DUTTA ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by PARTHA SANA, , , Son of Late R N SANA, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/12/2021 1:18PM with Govt. Ref. No: 192021220126357891 on 02-12-2021, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1638667637 on 02-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 10,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4802, Amount: Rs.100/-, Date of Purchase: 01/12/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/12/2021 1:18PM with Govt. Ref. No: 192021220126357891 on 02-12-2021, Amount Rs: 10,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1638667637 on 02-12-2021, Head of Account 0030-02-103-003-02

Rita Lepcha

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1630-2021, Page from 185600 to 185649
being No 163005420 for the year 2021.**



Digitally signed by RITA LEPCHA DAS
Date: 2021.12.14 13:47:31 +05:30
Reason: Digital Signing of Deed.

**(Rita Lepcha) 2021/12/14 01:47:31 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)