

248/2023

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



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Additional Registrar of Assurances-IV, Kolkata

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Certified that the Document is admitted of Registration. The Signature Sheet and endorsement sheets attached to this document are the part of this Document.

Signature of Additional Registrar of Assurances-IV, Kolkata

16 JAN 2023



DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY is made on this the 3rd day of January, 2023 (Two Thousand and Twenty-Three)

BETWEEN

6.
2006

002006

01 DEC 2022

No.....Rs 10/- Date.....

Name:- **B. C. LAHIRI**

Advocate

Address:- Alipore Judge's Court, Kol-27

Alipore Collectorate, 24 Pgs. (8)

SUBHANKAR DAS

STAMP-VENDOR

Alipore Police Court, Kol - 27

Vendor.....



Souvar Baidya, Adv.
20 Abbas Baidya,
Alipore Judge's Court,
Kol- 27.

(H): 7003320267.

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 JAN 2023

- 1) **Smt. Asha Purna Mandal, (PAN - CUAPM9752R; AADHAAR NO. 8400 1404 1709)**, wife of Late Bimal Krishna Mandal, aged about 78 years, by faith - Hindu, by occupation - housewife, by nationality - Indian, residing at Salua, Mondal Para, Gopalpur (M), Rajarhat-Gopalpur, Post Office - R. Gopalpur, Police Station - Airport, PIN - 700136, District - North 24 Parganas;
- 2) **Sri Bivash Mandal, (PAN - CUEPM2961C, AADHAAR No. 8366 6101 2630)**, son of Late Bimal Krishna Mandal, aged about 52 years, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Salua, Mondal Para, Gopalpur (M), Rajarhat-Gopalpur, Post Office - R. Gopalpur, Police Station - Airport, PIN - 700136, District - North 24 Parganas;
- 3) **Sri Bapan Kanti Mandal, (PAN - ASJPM9990L, AADHAAR No. 6593 6696 9389)**, son of Late Bimal Krishna Mandal, aged about 52 years, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Salua, Mondal Para, Gopalpur (M), Rajarhat-Gopalpur, Post Office - R. Gopalpur, Police Station - Airport, PIN - 700136, District - North 24 Parganas and
- 4) **Smt. Rita ^{Mandal} ~~Mandal~~, (PAN - BDBPM6676B, AADHAAR No. 3218 0252 5981)**, daughter of Late Bimal Krishna Mandal, aged about 52 years, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Salua, Mondal Para, Gopalpur (M), Rajarhat-Gopalpur, Post Office - R. Gopalpur, Police Station - Airport, PIN - 700136, District - North 24 Parganas

hereinafter referred to as the "LAND OWNERS" (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include his heirs, heiresses, executors, successors, legal representatives, nominees and/or successors-in-interest/office) of the **FIRST PART**.

AND

A.Construction, a proprietary firm having its principal place of business at Paschim Para, Jatragachi (CT), Post Office - Ghuni, Police Station - ~~Lake~~ ^{New} Town, Kolkata - 700157, District - North 24 Parganas represented through its proprietor namely **Azizul Haque (PAN - AQJPH7233B; AADHAAR NO. 6919 1892 7257)**, son of Sirajul Haque, by faith Islam, by occupation Business, by nationality - Indian, residing at Paschim Para, Jatragachi (CT), Post Office - Ghuni, Police Station - Lake Town, Kolkata - 700157, District - North 24 Parganas hereinafter referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include his heirs, heiresses, executors, successors, legal representatives, nominees and/or successors-in-interest/office) of the **SECOND PART**.

BACKGROUND

WHEREAS one Late Lalita Bala Dasi purchased on 14.10.1949 an area of more or less 12 Decimals of land out of 24 Decimals of land from one Dukhiram Ghosh, son of Nibaran Chandra Ghosh, of Village - Salua, lying and situated at Paragana - Kolkata, Mouza - Salua, Touzi no. 2998, Hal Touzi no. 10, Police Station - previously Rajarhat, presently Airport, District North 24 Parganas, within the jurisdiction of Additional District Sub-Registrar, Bidhannagar, within Ward no. 4 of Rajarhat-Gopalpur Municipality, Sabek Khatian no. 66 and Sabek Dag no. 365, by dint of a Deed of Sale registered before the Office of the Additional District Sub-Registrar, Cossipore, Dum Dum and recorded in Book no. I, Volume no. 51, Pages - 198 to 300, Being no. 3730, for the year 1949.

AND WHEREAS one Sashadhar Ghosh also purchased an area of more or less 12 Decimals of land out of 24 Decimals of land from one Rangalal Ghosh, lying and situated at Paragana - Kolkata, Mouza - Salua, Touzi no. 2998, Hal Touzi no. 10, Police Station - previously Rajarhat, presently Airport, District North 24 Parganas, within the jurisdiction of Additional District Sub-Registrar, Bidhannagar, within Ward no. 4 of Rajarhat-Gopalpur Municipality, Sabek Khatian no. 66 and Sabek Dag no. 365.

AND WHEREAS on 18.04.1947, said Sashadhar Ghosh sold the said 12 Decimals of land out of 24 Decimals lying in Sabek Dag no. 365 to one Nitai Chandra Mondal by dint of a Deed of Sale registered before the Office of the Additional District Sub-Registrar, Cossipore, Dum Dum.

AND WHEREAS on 20.04.1951, said Nitai Chandra Mondal sold the said 12 Decimals of land out of 24 Decimals to one Late Akhil Chandra Samui by dint of a Deed of Sale registered before the Office of the Additional District Sub-Registrar, Cossipore, Dum Dum and the said Deed was recorded in Book no. I, Volume no. 32, Pages - 230 to 232, Being no. 2267, for the year 1951 and thus said Akhil Chandra Samui became the absolute owner with right, title and interest in respect of the said property.

AND WHEREAS in the aforesaid manner said Lalita Bala Dasi and said Akhil Chandra Samui, being husband and wife became the owner of the land admeasuring more or less 24 Decimals lying and situated at Paragana - Kolkata, Mouza - Salua, Touzi no. 2998, Hal Touzi no. 10, Police Station - previously Rajarhat, presently Airport, District North 24 Parganas, within the jurisdiction of Additional District Sub-Registrar, Bidhannagar, within Ward no. 4 of Rajarhat-Gopalpur Municipality, Sabek Khatian no. 66 and Sabek Dag no. 365 and accordingly recorded their names in the R.S. record of rights.

AND WHEREAS Said Lalita Bala Dasi and Late Akhil Chandra Samui of Village - Salua, while being seized and possessed of the said landed property by constructing residential structure over and upon the said land by dint of purchase deeds from said Dukhiram Ghosh and Nitai Chandra Mondal recorded his name in the R.S. Record of Rights and while enjoying and possessing the said landed property said Lalita Bala Dasi and Akhil Chandra Samui died intestate leaving behind him Satrughna Samui, Ram Chandra Samui, Lakshman Chandra Samui, Jayanti Das and Lakshmi Samanta and therefore the said legal heirs of Lalita Bala Dasi and Akhil Chandra Samui became the joint owners of the said landed property.

AND WHEREAS thereafter said Lakshman Chandra Samui died intestate without marriage and no children of his own, thereby leaving behind the other legal heirs of Late Lalita Bala Dasi and Akhil Chandra Samui as his legal heirs also by law of survivorship.

AND WHEREAS while seized and possessed and enjoying the said landed property, the existing said legal heirs of Lalita Bala Dasi and Akhil Chandra Samui for their convenience of residence and to avoid future confusions and problems, made between themselves one oral partition and out of that partition in Plot no. B which comprised of more or less 04 Cottahs 13 Chhitaks 18 Sq.Ft. of land came to Satrughna Samui and said Satrughna Samui decided to sell an area of more or less 02 Cottahs 09 Chhitaks 12 Sq.Ft. of land out of his partitioned portion of more or less 04 Cottahs 13 Chhitaks 18 Sq.Ft. and finding his proposal one **Bimal Krishna Mondal**, son of Late Sashadhar Mondal **purchased on 15.12.2003** the said landed property from said Satrughna Samui by dint of Deed of Sale registered before the Office of the Additional District Sub-Registrar, Bidhannagar, North 24 Parganas and recorded in Book no. I, Volume no. 598, Pages - 124 to 141, Being no. 10498, for the year 2003.

AND WHEREAS the said landed property is later recorded under L.R. Krishi Khatian no. 273 corresponding to L.R. Dag no. 364 and L.R. Khatian renumbered as 2083 lying and situated under the same Mouza - Salua, Pargana - Kolkata, J.I. no. 3, Reh.Sah No. 109, Sabek Khatian no. 66, Sabek Dag no. 365 and the nature of the land has been **recorded as Bastu**.

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

1. **DEFINITIONS** : In these presents, unless it be contrary or repugnant to the subject or context, the under mentioned terms and expressions shall have meanings as follows :-

1.1 **"Applicable Law"** shall mean all applicable laws, by-laws, rules and regulations, orders, ordinances, notifications, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other

requirements or official directive of any Government Authority or person acting under the authority of any Government Authority and/or of any statutory authority in India, whether in effect on the date of this Agreement or thereafter.

- 1.2 **“Approvals”** shall mean and include any approvals, authorizations, permissions, no objection certificates, clearances, permits, sanctions, licenses, etc. in any form whatsoever, including all renewals, revalidations, rectifications, revisions thereof and irrespective of its nomenclature which may be required under any Applicable Law from any Government Authority for sanction of Plans, construction, development, ownership, management, operation, implementation and completion of the Project, including any Completion Certificate and any Occupancy Certificate;
- 1.3 **“Association”** shall mean any association, syndicate, committee, body, society or company which would comprise one representative from each unit of the Complex as its members and which shall be formed or incorporated at the instance of the Developer for the Common Purposes with such rules and regulations as shall be framed by the Developer for the purposes of common use and enjoyment of the Common Areas, Installations and Facilities and otherwise;
2. **“Owners”** shall mean and include **Smt. Asha Purna Mandal, (PAN - CUAPM9752R; AADHAAR NO. 8400 1404 1709)**, wife of Late Bimal Krishna Mandal, aged about 78 years, by faith - Hindu, by occupation - housewife, by nationality - Indian, residing at Salua, Mondal Para, Gopalpur (M), Rajarhat-Gopalpur, Post Office - R. Gopalpur, Police Station - Airport, PIN - 700136, District - North 24 Parganas; **Sri Bivash Mandal, (PAN - CUEPM2961C, AADHAAR No. 8366 6101 2630)**, son of Late Bimal Krishna Mandal, aged about 52 years, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Salua, Mondal Para, Gopalpur (M), Rajarhat-Gopalpur, Post Office - R. Gopalpur, Police Station - Airport, PIN - 700136, District - North 24 Parganas; **Sri Bapan Kanti Mandal, (PAN - ASJPM9990L, AADHAAR No. 6593 6696 9389)**, son of Late Bimal Krishna Mandal, aged about 52 years, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Salua, Mondal Para, Gopalpur (M), Rajarhat-Gopalpur, Post Office - R. Gopalpur, Police Station - Airport, PIN - 700136, District - North 24 Parganas and **Smt. Rita Mandal, (PAN - BDBPM6676B, AADHAAR No. 3218 0252 5981)**, daughter of Late Bimal Krishna Mandal, aged about 52 years, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Salua,

Bivash Mondal.

Mondal Para, Gopalpur (M), Rajarhat-Gopalpur, Post Office - R. Gopalpur, Police Station - Airport, PIN - 700136, District - North 24 Parganas

Azizul Haque

3. **"Developer"** shall mean and include **Azizul Haque (PAN - AQJPH7233B; AADHAAR NO. 6919 1892 7257)**, son of Sirajul Haque, by faith Islam, by occupation Business, by nationality - Indian, residing at Paschim Para, Jatragachi (CT), Post Office - Ghuni, Police Station - Lake Town, Kolkata - 700157, District - North 24 Parganas.
4. **"Said Property"** shall mean and include ALL THAT piece and parcel of Bastu land admeasuring more or less L.R. Krishi Khatian no. 273 corresponding to L.R. Dag no. 364 and L.R. Khatian renumbered as 2083 lying and situated under the same Mouza - Salua, Pargana - Kolkata, J.L. no. 3, Reh.Sah No. 109, Touzi no. 10, C.S. Khatian no. 66, C.S. Dag no. 365, R.S. Dag no. 364, Sabek Khatian no. 66, Sabek Dag no. 365 and the nature of the land has been recorded as Bastu, District - North 24 Parganas.

"Project" shall mean and include **G plus IV (Four) Storied Building** consisting of residential units, commercial spaces and car parking spaces to be constructed at or upon the land comprised in the "Said Property" in accordance with the Sanction Plan, upon amalgamation of the Said Property with any adjacent land, if available, as per the sole discretion of the Developer. However, the Developer might raise further construction over G+IV (proposed G+5) storied building if he deems fit and proper after amalgamation, if any.

- 4.1 **"Units"** shall mean and include residential units, commercial spaces and car parking spaces which would be available for independent use and occupation at the said Project.
- 4.2 **"Car Parking Spaces"** shall mean and include car parking spaces both covered and open of the Project.
- 4.3 **"Commercial Units"** shall mean and include shops, show-rooms, offices and other spaces meant for commercial use.
- 4.4 **"Development Work"** shall mean and include development of the "Said Property" comprised therein and construction of the proposed Project thereat by the Developer as per the sanctioned Plan and also as per the Municipal laws and Building Rules.
- 4.5 **"Sanctioned Plan"** shall mean and include the building plan which shall be sanctioned and/or approved by the Rajarhat Gopalpur

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Municipality being sanctioned building plan Sl. no. 159/14/15 as also all other concerned government authorities for construction in one or more phases in respect of the proposed Project and also include the renewed, revised and/or modified and/or other Plans, elevations, designs, maps, drawings and other specifications.

- 4.6 **"Common Parts"** shall mean and include the common parts and areas of the Project including entrances, corridors, lobbies, landings, stairs, paths, passages, ways, underground and overhead water reservoirs, water pipes, water pump and motor, lifts, lift well, lift machine room and the sewerage and drainage connection pipes and other common areas and spaces as may be meant for the common use and the same for the beneficial use and enjoyment of the Units at the Project but shall not include the roof and the open spaces on the ground floor level of the Project which are not identified as Common Areas by the Developer.

- 4.7 **"Owners' Allocation"** shall mean **45% from 1st floor to 4th floor of the sanctioned Constructed area of the proposed multi-storied building to be built in accordance with the sanctioned building plan** passed from the appropriate authority to be determined as per the sanctioned building plan from the **Rajarhat Gopalpur Municipality**. The Landowners shall be allocated within their allocation of the said **45%** which will include the **entire first floor of the proposed to be constructed multi-storied building as sanctioned by the appropriate authority including common usage of the stair-case, lobby and corridor, one Covered car parking on the ground floor** of the to be constructed multi-storied building to be determined as per the sanctioned building plan from the Rajarhat Gopalpur Municipality together with undivided proportionate share in the land and undivided proportionate share in the common parts. Be it mentioned here that **if the allocation of 45% of the Owners is not fulfilled from the aforesaid allocation**, then as per the discretion of the Developer the Owners will be **allotted the remaining portion of their allocation from any other part of the building.**

- 4.8 **"Developer's Allocation"** shall mean and include the **balance entire 55% sanctioned Constructed/Unconstructed future constructed areas (residential and car parking space, both covered and open and commercial spaces, if any) in the constructed building and other units on the ground floor save**

and except which shall be allotted to the Owners as mentioned hereinabove, of the Said Building Together with Roof Right Together with undivided proportionate share in the land and undivided proportionate share in the Common Parts. However, if the Developer obtains sanctioned building plan over G+4 then the fifth floor of the proposed G+5 shall be the exclusive allocation of the Developer and the Owner shall have no claim or demand in that excess floor.

- 4.9 “Architect”** shall mean and include the Architect/s who may be retained and/or appointed by the Developer for designing and planning of the said Development Work as also for supervising the carrying out of the said Development Work and construction of the proposed project as per the Sanctioned Plan and also the Municipal laws and Building Rules.
- 4.10 “Buyers”** shall mean and include the intending Buyers/Transferees of the residential units, parking spaces and other saleable spaces at the Project.
- 4.11 “Competent Authority”** shall mean and include the Rajarhat Gopalpur Municipality and also any other authorities empowered to approve and/or sanction the building plan by or under any law for the time being in force. And shall also include all other authorities as applicable for completion of the Project.
- 4.12 “Development Rights”** shall mean and include the right, power, entitlement, authority, sanction and permission of or being hereby granted to the Developer to:
- (i) enter upon and take permissive possession of the Said Property from the Owner for the purpose of development and construction of the Project/Complex thereon in accordance with the terms of this Agreement;
 - (ii) appoint, employ or engage Architects, Surveyors, Engineers, Contractors, Sub-Contractors, Labour, Workmen, Personnel (skilled and unskilled) or other persons to carry out the development and construction of the Project/Complex in accordance with the Approvals;

- (iii) to carry out all the infrastructure and related works/constructions for the Complex including water facilities, water mains, sewage lines, septic tank, storm water drains, recreation garden, electrical sub-stations and all other common areas and facilities for the total built-up area to be constructed on the Said Property as may be required by the Architects of the Project in view of any Approvals, layout plan or order of any Governmental Authority;
- (iv) to launch the Project for booking and receive advances and all other receivables including deposits for sale and transfer or otherwise of all Units and/or saleable areas within the Developer's Allocation in the Project/Complex and the Said Property from the intending purchasers and transferees and to exercise full, exclusive and irrevocable marketing, leasing, licensing and sale rights in respect of all Units and/or saleable areas within the Developer's Allocation and related undivided interests in the Said Property and for that purpose to issue application kits, brochures, allotment letters, provisional allotment letters and other communications and also to enter into agreements for transfer with all intending purchasers in respect of all Units and/or saleable areas within the Developer's Allocation in the Project/Complex and the Said Property, to receive all receivables and proceeds as per the terms therein, give receipts and discharges therefore and transfer ownerships, possession, use or occupation of all Units and/or saleable areas within the Developer's Allocation comprised in the Project to the respective intending Purchasers/Transferees;
- (v) Execute all necessary legal and statutory writings, agreements and documentations including the declarations, affidavits and/or gift deeds for sanction of Plans, amalgamation, licensing or sale of all Units and/or saleable areas within the Developer's Allocation as envisaged herein and appear, admit, execution of and present for registration before the jurisdictional Registrar or Sub-Registrar the documents for the same;
- (vi) Manage the project and the Common Areas, Installations and Facilities constructed upon the Said Property and also to form the Association and thereafter, to transfer/assign such right

of maintenance to the Association and to retain all benefits, consideration etc. accruing from such maintenance of the Project in trust for the Association and handover the same to the Association;

(vii) Apply for and obtain any Approvals in its name or in the name of the Owners, as the case may be including any temporary connections of water, electricity, drainage, sewerage and any other connection in the name of the Owners for the purpose of Development and construction of the Project;

(viii) Generally any and all other acts, deeds and things incidental or ancillary for the development of the Project as more elaborately stated in this Agreement.

4.13 "Force Majeure" shall mean any event preventing either Party from performing any or all of its obligations under this Agreement, which does not arise from and is not attributable to any acts, omission, breach or violation by such Party or any of its obligations under this Agreement but which arises from, or is attributable to acts of God, natural calamities, accidents, unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented, including, without limitation, any abnormally inclement weather, flood, lightning, cyclone, typhoon, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder or other industrial action, strike, terrorist action, civil commotion, delays due to political unrest, municipal, general or failure to grant any necessary permission or sanctions for reasons outside the control of either Party or any Government or Court Order;

5. INTERPRETATIONS :

(a) Any reference to statute shall include any statutory extension or modification and the re-enactment of such statute and the rules, regulations or orders made there under;

(b) Any covenant by the Developer and/or the Owner not to do or commit any acts, deeds or things shall mean and include their

respective obligations not to permit such act or thing to be done or committed;

- (c) Reference to recitals, articles, clauses and the Schedules shall be deemed to be reference for those in this Agreement;
- (d) The paragraph headings used in this Agreement are for convenience only and shall form part of this Agreement but not control the construction or interpretation of the clauses under the headings;
- (e) The recitals and the Schedule and any other document referred to in this Agreement by reference shall form integral part of the Agreement;
- (f) In this Agreement, unless the context otherwise requires, any reference to words importing singular shall include the plural and vice versa and the words importing a gender shall include every gender and the references to persons shall include bodies corporate and unincorporated.

6. PURPOSE, APPOINTMENT AND THE DATE OF COMMENCEMENT

6.1 Purpose

- 6.1.1** This Agreement is to set forth the terms and conditions with respect to and pertaining to the grant of the Development Rights by the Owner with respect to the Said Property in favour of the Developer, the nature of the Project to be developed and completed by the Developer and the respective rights and obligations of the Parties.
- 6.1.2** The Parties shall extend all co-operations to each other and do all such acts and deeds that may be required to give effect to and accomplish the purposes of this Agreement.
- 6.1.3** If, for any reason whatsoever, any term contained in this Agreement cannot be performed or fulfilled, then save and except any other rights the Parties respectively may have against the other under this Agreement or in law, the Parties shall meet explore and agree to any alternative solutions depending upon the changed circumstances, but keeping in view the spirit and objectives of this Agreement.

6.2 Appointment: The Parties hereby accept all other terms and conditions concomitant thereto including those mentioned in this Agreement. Pursuant to and in furtherance of the aforesaid confirmations, the Owners hereby appoint the Developer as the Developer of the Said Property with right to execute the Project and the Developer hereby accepts the said appointment by the Owners.

6.3 Commencement: This Agreement shall be deemed to have commenced on and with effect from the date of execution hereof and shall remain valid and binding till the completion of the Project (which shall mean and include development of the Said Property by constructing ready to use residential building, complex comprising of various independent car parking spaces, in habitable and useable condition) and also till the commercial exploitation of the Project either in full or as to be decided by and between the Parties and as stated hereinafter.

7. MUTUAL COVENANTS:

i. The Owners and the Developer jointly and severally represent and covenant with each other as follows :

(a) The Parties are competent and have undisputed authority to enter into this Agreement and both the Owners and the Developer are competent to perform their respective obligations hereunder.

(b) This Agreement constitutes valid, ~~legally~~ binding and enforceable obligations;

(c) Both the Owners and the Developers shall take such further steps and do or commit such further acts and also execute and deliver such further instruments and documents and generally to do all such other things as may be reasonably necessary to accomplish the Development of the Said Property in such manner as contemplated in this Agreement; and

(d) The execution and/or performance of this Agreement will not conflict with or cause a breach or constitute a default under any judgment, injunction, order, decree or any agreement or

other instrument bonding upon the Owners and/or the Developer. In other words the mutual obligations and covenants as envisaged in this Agreement shall remain valid, undisturbed, binding on both the Parties, unless either of the Party is barred by any Order, Decree, Judgment of any Court of competent jurisdiction which directly or indirectly affect the Said Property and/or this Agreement.

8. OWNERS' REPRESENTATIONS: The Owners declare and confirm to have made the undermentioned various representations and assurances to the Developer.

- (a) The "Said Property" is free from all encumbrances, mortgages, charges, *liens*, *lis pendens*, claims, liabilities, attachments, leases, tenancies, debutter, waqf and trusts whatsoever created made done or suffered by the Owners or Owners' predecessors-in-title.
- (b) The Owners have full and absolute authority to enter into the instant Development Agreement as also to entrust the Developer for the development of the "Said Property" and that there are no bar or restrain order of any Court of Law nor any other impediment of any nature for the Owners to entrust the development of the "Said Property" to the Developer as per the terms herein recorded.
- (c) The Owners have not entered into any other Development Agreement and/or Arrangement and/or Understanding with any other person or party for sale and/or development or otherwise disposal of the "Said Property" which is subsisting on the date of execution hereof.
- (d) The Land Revenue, Municipal Taxes/panchayet taxes and all other rates, taxes and outgoings whatsoever on account and in respect of the "Said Property" and the land comprised therein, have been paid up to date by the Owners and that in case of any amount being found to be lawfully due and payable on account of such rates and taxes for the period up to the date of this Agreement, the Owners herein shall pay the same and in this regard. The Developer herein shall also be at liberty to pay the same in the name and on behalf of the Owners, subject to the term that the Owners shall pay and/or reimburse the same to the Developer for the period it is liable in terms of this Agreement.

- (e) The "Said Property" is not affected by any acquisition or requisition proceeding nor is the same subject to any covenant, restriction, stipulation, easement or reservation or any other such right, which may adversely affect the "Said Property" and/or the Development thereof.
- (f) The "Said Property" is not adversely affected by any notice or proceeding under the provisions of the West Bengal Estates Acquisition Act, 1953 and/or the West Bengal Land Reforms Act, 1955.
- (g) There are no subsisting agreement or arrangement entered into by the Owners concerning sale, mortgage, lease, tenancy or otherwise transfer of the "Said Property" or any part thereof nor is there subsisting any dealing of the Owners with the same in any manner whatsoever.
- (h) The "Said Property" and/or the land comprised therein is not adversely affected by any provision of the West Bengal Estates Acquisition Act, 1953.

9. DEVELOPER'S REPRESENTATIONS:

- 9.1 The Developer has sufficient knowledge and expertise in the matter of development of immovable properties and construction of the new building.
- 9.2 The Developer has sufficient means of necessary finance for carrying out the development of the "Said Property" and/or construction of the said Project thereat.
- 9.3 The Developer shall carry out and complete the development in respect of the "Said Property" and/or construction of the said Project strictly in accordance with the sanctioned plan and as per the relevant Municipal Laws/Panchayat Laws as may be applicable and building Rules relating to the development of immovable properties and/or construction of new Project and further strictly as per the provisions contained in these presents.

10. **SECURITY DEPOSIT:** The Developer has paid a sum of **Rs. 3,00,000/- (Rupees Three Lacs) only** as non-refundable **forfeit**

Bivash Mondal.

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amount to the Owners at the Execution of these presents, ~~which shall be adjusted with the Owners' Allocation~~.

11. DEVELOPMENT WORK:

- 11.1 The Owners being desirous of development of the Said Property have duly appointed and/or hereby appoint the Developer as the Developer and/or Builder and further entrusted to the Developer herein the exclusive right to undertake and carry out development of the "Said Property" and construction of the said Project thereat as per the Sanctioned Plan and on the terms and conditions herein recorded.
- 11.2 The Developer hereby accepts its appointment as the Builder and/or Developer in respect of the "Said Property" and further agree to undertake and carryout the said Project of development of the "Said Property" and construction of the proposed Project as per the Sanctioned Plan thereat in the manner and within the time and on the terms and conditions herein recorded.
- 11.3 The Owners hereby agree to allow the Developer to undertake development of the "Said Property" in accordance with the "Sanctioned Plan".
- 11.4 The Owners should be allowed uninterrupted and unhindered right to inspect the development by Developer during normal working hours by giving minimum 24 Hours prior notice.
- 11.5 It is hereby expressly agreed by and between the parties hereto that the possession of the "Said Property" for development is not being given nor intended to be given to the Developer in part performance as contemplated by Section 53A of the Transfer of Property Act, 1882.
- 11.6 The Parties hereby declare and confirm that by virtue of the Developer entering upon the "Said Property" for carrying out the works of development and construction, the same will not amount to taking over of possession of the "Said Property" for development. It is expressly agreed and declared that juridical possession of the

"Said Property" for development shall vest in the Owners until such time the development is contemplated in all regards.

12. DEVELOPER'S OBLIGATIONS AND COVENANTS:

- 12.1** In consideration of the Developer's Allocation aforesaid and subject to the provisions contained in these presents, the Developer hereby agrees and undertakes to carry out the Development Work of the "Said Property" and/or construction of the said Project in one or more phases and the same in accordance with the Sanctioned Plan and as per the municipal/Panchayet laws and building Rules and upon observing fulfilling and performing all the terms and conditions of this Agreement.
- 12.2** The Developer shall duly apply for and obtain necessary plans duly sanctioned by the competent authority as also all necessary permissions, clearances, approvals and No Objections from the competent authority and/or the concerned departments as may be required for carrying out and completing the development of the "Said Property" and/or construction of the said Project in one or more phases as per provision of Municipal Laws. The Developer may cause to be prepared the plans for construction of the said Project by causing and ensuring the consumption of maximum permissible Floor Area Ratio (F.A.R.).
- 12.3** The Developer shall also be responsible for soil testing, ground levelling, construction of boundary walls and construction of approach road to the Project at its own costs.
- 12.4** The Developer herein shall be responsible to arrange all finances and/or funds and/or moneys as may from time to time be necessary or required for completing and/or carrying out development of the "Said Property" and/or construction of the said Project and in this respect, the Owner shall not in any manner be liable or responsible.
- 12.5** The Developer shall not require the Owners to provide finance for the project and/or to pay the costs of carrying out and/or completing the development of the "Said Property" and/or construction of the proposed Project.

- 12.6** The Development of the "Said Property" and/or construction of the said Project shall be made in one or more phases and the same complete in all respect including installations of lifts, electrical connection and fittings, water pumps, municipal water, sewerage and drainage connections, plumbing and sanitary fittings as also overhead and underground water reservoirs and all other common parts. All the residential Units in the said Project shall be made habitable in accordance with the agreed Specifications mentioned in the Second Schedule hereunder written.
- 12.7** The development work and/or construction of the said Project shall be carried out and/or completed by use of standard building materials, sanitary and electrical fittings and the same as per the specifications mentioned in the Second Schedule hereunder written and also may be approved and recommended by the Architect. In carrying out the construction of the said Project, the Developer shall use the steel and cement strictly as per the agreed Specifications and otherwise as per sizes and quality as may be recommended by the Architect. It is made clear that no sub-standard material shall be used for carrying out or completing the construction of the said Project.
- 12.8** The Developer shall keep the Owners indemnified and harmless against all third-party claims and actions arising out any act of commission or omission on the part of the Developer in relation to its obligations towards the development of the "Said Property" and/or construction of the said Project.
- 12.9** The Developer shall duly apply for and obtain electricity, water, sewerage, drainage and other connections at the Project and the costs thereof shall be borne by the Developer and shall also obtain necessary occupation certificate from the South Dum Dum Municipality as be required under the statutes. However, applying for and obtaining electrical connection within each Unit shall not be the responsibility of the Developer.
- 12.10** The Developer herein shall, unless prevented by Force Majeure reasons (a) carry out and complete the development of the "Said Property" and construction of the Project; (b) obtain completion certificate from the Architect of the Project and also (c) apply for occupation certificate in respect of the Project from Rajarhat

Gopalpur Municipality or the competent authority all positively within 36 months from the date of Sanctioned Plan or starting of Construction whichever is later, with a grace period of 06 (six) months (hereinafter referred to as the "Project Completion Date").

12.11The Developer shall complete the Construction work of the said Project within the period as contemplated hereinabove. In case the construction work stopped owing to Force Majeure, the time so wasted will be excluded from the time limit of construction period.

12.12The Developer herein shall not be considered to be liable for any default or breach of its obligations hereunder to the extent that the performance of such obligations are prevented by the existence of the Force Majeure causes. The obligations of the Developer shall remain suspended during the duration of the Force Majeure.

12.13The Developer herein shall, notwithstanding anything to the contrary, contained in this Agreement, solely be responsible for planning the Project, development of the "Said Property" and construction of the proposed Project making publicity and marketing the project and also selling or otherwise disposing of the "Units", "Parking Spaces" and also other "saleable spaces" of the Project and for management, maintenance and administration of the Project and its Common Parts until handing over to the Association and to observe, fulfil and perform all the terms and conditions hereof in connection therewith.

12.14The Developer shall arrange for electric meter for each flat i.e. four numbers of electrical meters at the cost of the Developer.

12.15The Developer shall provide AC connection in each and every bed room of each flat of Owners' Allocation.

12.16The Developer shall provide copy of sanctioned building plan, copy of development agreement and copy of power of Attorney made between the present Owners and the Developer herein.

12.17The Developer herewith agrees with the Owners that during continuance of the construction to be constructed over and above

the 'A' schedule property, the Developer at no such circumstances will transfer the project to any Developer or 3rd party at any point of time without any plea or pretext.

12.18 It is further agreed between the Developer and the Owners that after completion of owners' allocation the Developer shall provide possession letter for each and every flat of the owners' allocation.

12.19 The Developer shall **bear the cost of shifting of the landowner to the tune of Rs. 10,000/- (Rupees Ten Thousand) only per month** till the possession of the owners' allocation is handed over to the owners.

13. OWNERS' OBLIGATIONS/COVENANTS:

13.1 The Owners herein shall bear and pay the land revenue, municipal taxes and all other rates, taxes and outgoings on account and in respect of the "Said Property" till the date of execution of this Agreement.

13.2 The Owners shall maintain good and marketable title in respect of the "Said Property" till the sale of the proportionate share in the "Said Property" in favour of the intending buyers and further duly reply and comply with the reasonable requisitions as may from time to time be made by or on behalf of the intending buyers and/or bankers.

13.3 The Owners shall as per its obligations, render its best co-operation and assistance to the Developer in the matter of Developer commencing, carrying out and completing the development of the "Said Property" and/or construction of the "Said Project" as may from time to time be necessary or required.

13.4 The Owners shall not do or permit anyone to do or commit any act deed matter or thing, which may in any manner cause obstruction and/or interference in the Developer carrying out and completing the development of the "Said Property" and/or construction of the Said Project by the Developer.

- 13.5** The Owners shall be bound to produce all original documents before the bank and/or non-banking financial companies in order to facilitate financial accommodation.
- 13.6** The Owners shall sign, execute and deliver all necessary papers, applications, plans, sketches, maps, designs and other documents as may from time to time be prepared by the Developer at the costs and expenses of the Developer for obtaining original/revised Sanctioned Plan from the competent authority in the name of the Owners. The Owners shall render all sorts of reasonable co-operation to the Developer, as may be required by the Developer to complete the intending development work of the "Said Property".
- 13.7** The Owners shall from time to time sign, execute and deliver all applications, papers, documents and declarations as may be required to enable the Developer to apply for and obtain telephone, gas, electricity, internet, telex, sewerage, water, drainage connections and other public utility and essential services in or upon the said Project and/or as may be required for carrying out and/or completing the said development work and/or construction of the Project at the costs and expenses of the Developer.
- 13.8** The Owners shall sign, execute and deliver all necessary papers, applications and other documents as may from time to time be prepared by the Developer at the costs and expenses of the Developer in conformity of the terms and conditions hereof and required by the Developer for obtaining conversion of the Said Property from the Competent Authority as may be required by the Developer in the name of the Owners. The Owners shall render all sorts of reasonable co-operation to the Developer, as may be required by the Developer for conversion of the Said Property.
- 13.9** The Owners shall sign, execute and deliver all necessary papers, applications and other documents as may from time to time be prepared by the Developer at the costs and expenses of the Developer in conformity of the terms and conditions hereof and required by the Developer for obtaining all requisite statutory clearances/permissions/approvals under various Acts, including but not limited to clearances under West Bengal Land Reforms Act, 1955 and from the Competent Authority as may be required by the Developer in the name of the Owners. The Owners shall render all

sorts of reasonable co-operation to the Developer, as may be required by the Developer in this regard.

13.10 It is further clarified that if any other clearances, certificates, no objection certificates, conversions, mutations, etc. in respect of the "Said Property" is required whether for the purpose of sanction or construction or anything required thereto, the Developer shall obtain the same in the name of the Owners at the costs and expenses of the Developer.

13.11 The Owners shall not be considered to be liable for any default or breach of their obligations hereunder to the extent that the performance of such obligations are prevented by the existence of the Force Majeure causes. The obligations of the Owners shall remain suspended during the duration of such Force Majeure.

13.12 However, if any existing clearances, certificates, no objection certificates, conversions, mutations, Sanctioned Building Plan, already obtained by the Owners and provided to the Developer are found to be defective or unlawfully obtained, the Developer would apply for and obtain the same in the name and at the risk of the Owners. Provided also that in the event of the existing clearance certificates, no-objection certificates, conversions, mutations and Sanctioned Building Plan already obtained by the Owners and found to be defective or unlawful, should the Developer despite its efforts is not able to obtain such Clearance certificates, no-objection, conversions, mutations and Sanctioned Building Plan, the Developer shall not in any manner be liable for the same.

13.13 It is further clarified that if the Owners' title and/or representation in respect of the "Said Property" as aforesaid is found defective or untrue, then the Developer will rectify the same and/or settle the dispute and/or claim thereof on behalf of the Owners and the loss or expenses incurred by the Developer with regard to the said rectification and/or settlement of the said dispute and/or claim shall be adjusted from the Owners' Allocation accordingly.

14. Powers and Authorities

14.1 Power of Attorney for Building Plan Sanction : The Owners hereby grant to the Developer and/or its nominees Power of Attorney for the

purpose of getting the Building Plan/s sanctioned/revalidated/modified/alterd by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction of the New Building/s.

14.2 Power of Attorney for Construction and sale of Units : The Owners hereby grant to the Developer and/or its nominees Power of Attorney for construction of the Building/s Complex/Project and booking and sale of all Units within the Developer's Allocation.

14.3 Further Acts : The Owners shall also from time to time grant further Power of Attorney in favour of the Developer and/or its nominee/s authorizing and/or empowering it/him/them to do all acts, deeds and things and matters, to carry out development of the "Said Property" and construction of the Project in conformity with the terms and conditions of this Agreement. Notwithstanding grant of the aforesaid Power of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plans, etc. for enabling the Developer to perform all obligations under this Agreement including but not limited to the documents as required for obtaining financial accommodation from any bank and/or financial institution.

14.4 The Owners herein shall not in any manner encumber, sell or otherwise deal with the "Said Property" nor part with the possession of the "Said Property", in any manner whatsoever. This will not however prevent the Owner to deal with the "Owners' Allocation" in terms hereof.

14.5 The detailed powers granted by these presents are given in the **Third Schedule** hereunder.

15. CONSTRUCTION WORK :

15.1 The Construction of the said Project shall be strictly as per the Municipal Laws and/or Building rules, regulations and bye-laws framed thereunder and the same strictly in accordance with the Sanctioned Plan. In this respect, the Developer shall keep the Owners absolutely indemnified and harmless against all actions claims and demands whatsoever as may be made due to construction of the said Project and/or any accident or untoward incident arising at the site due to construction and/or the said

development work being in deviation from the Sanctioned Plan and/or in violation of the Municipal/Panchayet Laws and/or the Rules, regulations and byelaws thereunder.

- 15.2** The Developer herein shall appoint and employ such masons, mistries, managers, supervisors and other employees for carrying out the said development work and/or construction of the said Project as the Developer shall think proper. In this respect, it is made clear that the Developer herein shall solely be responsible and/or liable for payment of salaries, wages and/or remuneration of the masons, mistries, supervisors, chowkidars and durwans as also other staff and employees, who may be appointed and/or employed by the Developer for carrying out the said Development work and/or construction of the Project and to comply with all applicable laws connected therewith and in this respect, the Owners shall not in any manner be responsible.
- 15.3** The Developer herein shall appoint the Architect at its discretion, as also retain and appoint Engineer and Contractor for carrying out the said development work and/or construction of the Project, as the Developer shall think proper. The payment of all remunerations and/or fees of the Architects, Engineers and Contractors as may be so appointed shall be incurred and paid by the Developer and in this respect the Owners shall not in any manner be liable.
- 15.4** The works of development of the "Said Property" and/or construction of the proposed Project by the Developer shall be by use of standard quality building materials and the same as per the recommendations of the Architects and also as per the Specifications mentioned in the ***Second Schedule*** hereunder written.
- 15.5** The Developer hereby assures that the Owners would not suffer due to any lapses and/or negligence on the part of the Developer in carrying out the development or construction. The Developer shall obtain all necessary insurances in respect of the Project.
- 15.6** The Developer shall be entitled to get the said Property amalgamated by the Owners with other adjacent land.

16. COSTS OF CONSTRUCTION:

- 16.1 The Developer herein shall solely be responsible for carrying out the development of the "Said Property" and construction of the proposed Project.
- 16.2 The Developer herein shall solely and exclusively bear and pay all costs, charges and expenses as may be required to be incurred or paid for and on account of carrying out and completing the development of the "Said Project" and the construction of the proposed Project in one or more phases and the same as per the Sanctioned Plan approved and/or to be revised/modified by the competent Authority.
- 16.3 The Parties have agreed that the Developer herein shall bear and pay the costs and fees as are required to be incurred and paid for and on account of obtaining the required approvals, permissions, clearances, no-objections and sanction of plan from the Municipality and/or the competent authority and other concerned Government Authorities and/or Departments and the Developer herein shall bear the fees, remuneration and costs required to be paid to the Architects and Engineers.
- 16.4 It is agreed and made clear that the Owners herein shall be responsible to bear and pay towards the costs of construction in respect of the planning or development of the "Said Property" and/or construction of the proposed Project.
- 16.5 The Parties have further agreed that so far as to the costs of construction to be incurred and paid by the Developer as mentioned hereinabove the Developer hereto shall keep and maintain separate books of accounts in respect of the respective amounts respectively incurred or paid in respect of development in construction of the said Project.

17. **PUBLICITY AND MARKETING:**

- 17.1 The Developer shall have the exclusive right and entitlement to market, advertise/promote the entire Project including the right to sell, transfer and otherwise dispose-off any Units and/or other constructed areas or spaces and Parking Spaces and other facilities within the Developer's Allocation comprised in the Projection such

terms and conditions and at such prices as may be decided from time to time by the Developer.

17.2 The Developer may retain and appoint qualified agents for marketing and sales of the Project on such terms and conditions as the Developer would think proper. The terms of appointment shall be such that no preference of any account shall be given to any of the parties hereto and the marketing agent will be required to treat the parties hereto at par in all matters.

17.3 The Developer shall be entitled to receive consideration/allotment money/advance consideration, etc. in its own name in respect of sale of the Units and other areas within the Developer's Allocation comprised in the Project and give receipts thereof and transfer ownership, possession, use or occupation of any such Units and/or Spaces structures and other facilities to the persons intending to purchase the same.

17.4 The Owners and the Developer hereby agree, undertake and acknowledge that the Developer shall be entitled to enter into any arrangement or agreement for transfer/allotment, booking of any Unit or any other saleable spaces/areas within the Developer's Allocation in the Project to be developed or constructed over the "Said Property" and to accept and receive any request for booking or allotment of any Unit or any other saleable spaces/areas within the Developer's Allocation in the Project to be developed or constructed over the "Said Property".

17.5 The Parties hereby agree that all booking amounts, advances and sale proceeds received by the Developer for the sale and/or otherwise transfer of the Units within the Developer's Allocation comprised in the Project shall be appropriated solely by the Developer.

18. The publicity and marketing of the Project of development of the building complex would be made and the costs on account thereof would be incurred in the manner and to the extent as the Developer would from time to time decide.

19. SALE OF UNITS/PROJECT:

19.1 The Developer would sale, transfer or otherwise dispose of the Units and/or car parking spaces of the Project within the Developer's Allocation in favour of the intending transferees on leasehold basis and the same on such terms and conditions as the Developer may decide subject to the following terms and conditions:

19.1.1 All Sale Deed with regard to the Developer's Allocation may be signed and registered by the Developer, the constituted Attorney appointed by the Owners as per this Agreement and the Development Power of Attorney agreed to be granted by the Owners in favour of the Developer. However, the power and authorities However, the power and authorities as to be given by the Owners to the Developer and/or its representative shall always be subject to fulfilment of all obligations of the Developer towards the Owner.

19.1.2 It has been agreed that the payment of the allotment money by the intending transferees, the entirety of the total Sale proceeds including the earnest monies, part payments and consideration amounts, which the Developer would from time to time received and/or realize on account and in respect of transfer of the several Residential Units, car parking spaces of the Project within the Developer's Allocation would be taken in the name of the Developer and all buyers/transferees shall be notified in respect thereof and deposited in the account of the Developer.

19.1.3 For the transfer of the commercial units, if any constructed in the Project, and other saleable spaces of the Project within the Developer's Allocation as mentioned hereinabove, the Developer shall be entitled to enter into Agreements and/or contracts with the intending buyers and also to receive earnest monies, part payments and consideration amounts which the Owners agree and confirm.

19.2 The Parties hereto hereby agree that all agreements, contracts, deeds and documents for transfer of the Residential Units, commercial Units, if any and car parking spaces of the Project shall be drawn upto the terms, conditions and covenants as the Developer may decide with knowledge to the Owners and which the Project Advocate may approve. Further, Owners should also maintain the same format of documents while disposing the Owners' Allocation being part of the said Project to the future allottees.

19.3 The Parties hereto hereby further agree that the Developer herein shall at all times be entitled to install and/or affix hoardings, signage, bill boards, etc. at the Said Property of its said Brand name.

20. ALLOCATION:

20.1 "Owners' Allocation" shall mean 45% from 1st floor to 4th floor of the sanctioned Constructed area of the proposed multi-storied building to be built in accordance with the sanctioned building plan passed from the appropriate authority to be determined as per the sanctioned building plan from the **Rajarhat Gopalpur Municipality**. The Landowners shall be allocated within their allocation of the said 45% which will include the **entire first floor of the proposed to be constructed multi-storied building as per the sanctioned building plan from the appropriate authority including common usage of the stair-case, lobby and corridor, one Covered car parking on the ground floor** of the to be constructed multi-storied building to be determined as per the sanctioned building plan from the Rajarhat Gopalpur Municipality together with undivided proportionate share in the land and undivided proportionate share in the common parts. Be it mentioned here that **if the allocation of 45% of the Owners is not fulfilled from the aforesaid allocation**, then as per the discretion of the Developer the Owners will be **allotted the remaining portion of their allocation from any other part of the building**.

20.2 "Developer's Allocation" shall mean and include the **balance entire 55% sanctioned Constructed/Unconstructed future constructed areas (residential and car parking space, both covered and open and commercial spaces, if any) in the constructed building and other units on the ground floor save and except which shall be allotted to the Owners as mentioned hereinabove**, of the Said Building Together with Roof Right Together with undivided proportionate share in the land and undivided proportionate share in the Common Parts. However, if the **Developer obtains sanctioned building plan over G+4 then the fifth floor of the proposed G+5 shall be the exclusive allocation of the Developer and the Owner shall have no claim or demand in that excess floor**.

- 20.3 The Parties agree that the Developer shall be responsible to keep the Owners' Allocation secured from entry of trespassers or any other person who has no legal right over possession on the Owners' Allocation.
- 20.4 The Parties agree that the Developer shall have the sole, exclusive and absolute right to recover their cost of construction and profits from sale of the Developer's Allocation.
- 20.5 The Developer hereby agrees and covenants with the Owners not to do any acts, deeds or things whereby the Owners will be prevented from enjoying, seeing, assigning, disposing of the Owners' Allocation or any part of it.
- 20.6 The Developer shall complete the construction and make the said Project habitable and handover the Owners' Allocation within the Project Completion Date i.e. **24 months from the date of the Sanction Plan and start of Construction whichever is later and with a grace period of 6 months as described** hereinabove, unless prevented by the circumstances of Force Majeure described hereinabove. After the completion of the Owners' Allocation, the Developer will inform the Owners to take possession of the Owners' Allocation in favour of the Owners in writing via Speed Post/Registered Post and the Owners shall be bound to take the possession of the Owners' Allocation within 07 (seven) days from the date of issuance of the said letter and if the Owners fail to take delivery of the Owners' Allocation within the stipulated period then it shall be deemed that satisfactory physical possession of the Owners' Allocation has been handed over to the Owners by the Developer on the seventh day of the date of issuance of the said letter and the Developer shall have no responsibility with regard to the Owners' Allocation thereafter.
- 20.7 Neither party shall use or permit to be used with the respective allocation in the building or any part or portion thereof for carrying on any obnoxious, illegal and immoral trade or activity and not be use the same for any purpose which may cause any nuisance or hazard to the occupiers of the said Project/Complex.
- 20.8 Neither party shall demolish or permit demolition or any wall or other structure in their respective allocation or any portion thereof

and make any structural alteration after completion of the said Project without the written permission of the Society.

21. RATES, TAXES AND MAINTENANCE:

21.1 The Owners herein shall bear and pay the land revenue, Panchayet/Municipal taxes and other rates, taxes and outgoings whatsoever concerning or relating to the "Said Property" for the period till the date of execution hereof.

21.2 On and from the date of execution of this Presents, the Developer herein shall bear and pay the land revenue as also the Municipality Taxes and other rates, taxes and outgoings whatsoever concerning or relating to the "Said Property" till the Developer complete construction of the Project and after handing over possession of the Owners' Allocation, the Developer and the Owners shall be liable to pay the rates and taxes and other levies in respect of their final allocation settled between the Owners and the Developer accordingly.

21.3 On and from the date of completion of the proposed Project as also making over the possession of the several Units and Car Parking spaces of the Project to the buyers and/or the transferees, the Buyers/Transferees shall be responsible to bear and pay the land revenue, Panchayet/Municipal taxes and all other rates, taxes and outgoings as also to pay the monthly maintenance and service charges on account of their respective Commercial Units, if any and/or car parking spaces.

21.4 On and from the date of completion of construction of the said Project, the Developer shall be responsible to look after, manage and administer the day-to-day maintenance of the Project as also maintenance of the common parts, areas, amenities and facilities at the Project, on the terms and conditions the Developer deems fit and proper and till the formation of an Association/Syndicate or incorporation of a Company for the purpose.

21.5 The Developer shall cause an Association/Syndicate or Limited Company to be floated and/or incorporated for the purpose of managing and maintaining of the common facilities, common areas and amenities at the said Project. The Developer shall also be

responsible to frame the rules, regulations and bye laws of such Management Association/Syndicate/Company.

22. CERTAIN DEFAULTS AND CONSEQUENCES:

22.1 In case the Developer fails to construct and complete the Project within completion time as contemplated hereinabove then and in such event, the Developer shall be entitled to a further grace period of 6 (six) months subject to the Developer paying the "delay/penalty amount" and any other liabilities and consequences arising thereof to the Buyers/Transferees of both the Owners and the Developers as may be agreed in the Unit transfer Agreement during such extended grace period of 6 (six) months. Provided, also that if the Developer still fails to comply with its obligations within such extended grace period of 6 (six) months.

22.2 None of the Parties shall be entitled to cancel or rescind this Agreement without recourse to conciliation and arbitration as provided hereunder. In the event of any default on the part of either Party, the other Party shall be entitled to claim specific performance of this Agreement and also for damages and the Parties agree that the Arbitration Tribunal shall be empowered to award specific performance and additionally also to award damages and other such relief/s.

23. MISCELLANEOUS:

23.1 The Owners and the Developer have entered into this Agreement purely on principal basis and nothing stated herein shall be deemed or construed to be a partnership and/or joint venture between the Developer and the Owners nor shall the parties hereto constitute an Association of persons.

23.2 Nothing in these presents shall be construed as a sale, transfer or assignment or conveyance in law by the Owners of the "Said Property" or any part thereof to the Developer, or as creating any right, title or interest in respect thereof in favour of the Developer, save the right to undertake development as per this Agreement.

- 23.3 The proposed Project to be erected by the Developer in or upon the land comprised in the "Said Property" shall be named with such name as decided by the Developer.
- 23.4 On completion of the development of the "Said Project" and construction of the said project as also distribution of the Owners' Allocation and the Developer's Allocation between the Owners and the Developer respectively as mentioned hereinabove, this Agreement shall stand fulfilled.
- 23.5 The Owners and the Developer hereby agree and undertake to sign and execute all other deeds and documents for smooth implementation of this Agreement, as and when so required.
- 23.6 The Owners and/or their authorized representatives shall at all times be entitled to view, inspect the development work and/or construction of the Project at the "Said Property" after giving prior 24 hours notice to the Developer.
- 23.7 Neither of the parties hereto shall be entitled to dispute the legality and/or enforceability and/or validity of this Agreement and/or any of the terms herein recorded.
- 23.8 At all times the Developer hereto shall indemnify and agree to keep the Owners, saved, harmless and indemnified in respect of all losses, damages, costs, claims, demands, actions, proceedings, liabilities, fines, penalties or other consequences (whether criminal, civil or revenue) suffered or incurred by the Owners and arising due to any delay or default of the Developer in complying with the terms and conditions hereof.
- 23.9 Any Goods and Service Tax or other impositions and taxes relating to development and construction of the Project and in respect of implementation of this transaction shall be borne and paid by the Developer.

24. **NOTICES:**

- 24.1 **Mode of service:** Any notice or other written communication given under or in connection with this Agreement may be delivered

personally or sent by registered post with acknowledgement due to the proper address, described below and for the attention of the relevant Party (or such other address as is notified in the manner mentioned in this Clause by each Party from time to time). The Owners shall address all such notices and other written communications to **Azizul Haque** shall address all such notices and other written communications to the Owners and/or their authorised representatives.

24.2 Time of Service: Any such notice or other written communication shall be deemed to have been served (1) if delivered personally, at the time of delivery, (2) if sent by registered post, on the 4th day of handing over the same to the postal authorities.

24.3 Proof of service: In proving such service it shall be sufficient to prove that personal delivery was made or in the case of registered post, that such notice or other written communication was properly addressed and delivered to the postal authorities.

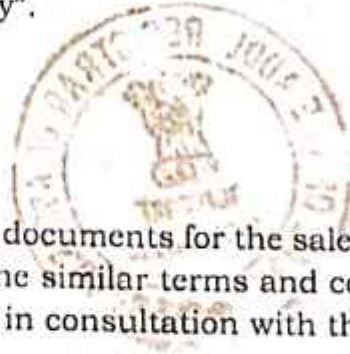
24.4 Electronic Mail: Any notice sent by way of electronic mail (E-Mail) shall be considered **not** to have been served.

25. No assignment/nomination: Under no circumstances, wither of the Parties be entitled to assign/nominate or transfer any benefit of any nature whatsoever, as conferred in their favour by virtue of this Agreement and/or the "Said Property".

26. DOCUMENTATION:

26.1 All agreements, contracts, deeds, documents for the sale of the units at the Project shall be identical the similar terms and conditions as may be decided by the Developer in consultation with the Owners.

26.2 All deeds, Agreements, documents and papers as may from time to time be required to be prepared in pursuance of this Agreement including those for transfer of Units and other saleable spaces of the Project shall be prepared by Sourav Baidya (Project Advocate) and the same shall be strictly in accordance with the agreed terms under this Agreement.



27. ENTIRE AGREEMENT:

27.1 This Agreement records all the terms, conditions, understandings, representations and declarations by and between the parties, oral or in writing with regard to the subject matter hereof.

27.2 This Agreement is a culmination of the discussions and negotiations between the Parties and constitutes the final bargain between them and all rights and obligations with respect to the "Said Property" and/or development thereof as also construction of them proposed project thereat shall be governed only by this Agreement. No offer, counter offer or communication made or exchanged between the parties, contrary to or inconsistent herewith, prior to this Agreement shall bind the parties.

28. AMENDMENTS:

28.1 No modification or amendment of this Agreement nor waiver of the terms or conditions herein recorded shall be binding, unless made specifically in writing by the parties.

29. SEVERABILITY:

29.1 if any of the provisions of this Agreement is or become invalid, unlawful or unenforceable, the parties agree that the validity, legality and/or enforceability of the remaining provisions shall not in any way be affected or impaired.

30. ARBITRATION AND CONCILIATION:

30.1 In case of there being any dispute or differences or misunderstandings between the parties hereto concerning or relating to or arising out of this agreement and/or interpretation of this Agreement or any of the clauses herein recorded and/or the completion of the transaction as per this Agreement, the parties would hold joint meetings and make all possible efforts to conciliate and/or settle such disputes and/or differences and/or misunderstanding mutually.

30.2 In the event the parties hereto being not able to amicably clarify the confusions and/or misunderstanding and/or to mutually resolve

the disputes and/or differences as provided hereinabove, all disputes and differences by and between the parties hereto concerning or relating to or arising out of this Agreement or with regard to interpretation of this Agreement or any of the clauses herein recorded and/or the respective claims of the parties, the same shall be referred and adjudicated as per the provisions of the Arbitration and Conciliation Act, 2015.

31. JURISDICTION:

31.1 The Courts at Kolkata shall exclusively have the jurisdiction to entertain, try and determine all matters concerning or relating to or arising out of this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

("SAID PROPERTY")

ALL THAT piece and parcel of Bastu land admeasuring more or less **02 Cottahs 09 Chhitaks 12 Sq.Ft.** appertaining to L.R. Krishi Khatian no. 273 corresponding to L.R. Dag no. 364 and L.R. Khatian renumbered as 2083 lying and situated under the same **Mouza - Salua, Pargana - Kolkata, J.L. no. 3, Reh.Sah No. 109, Touzi no. 10, C.S. Khatian no. 66, C.S. Dag no. 365, R.S. Dag no. 364, Sabek Khatian no. 66, Sabek Dag no. 365, District - North 24 Parganas, PIN - 700136** within **Police Station - Airport**, presently within the jurisdiction of **Bidhannagar Municipal Corporation** together with one **Kaccha (thatched) residential structure** standing thereon admeasuring more or less **covered area of 100 Sq.Ft.** and is butted and bounded by :-

On the North - Municipality Road (12 feet)/14 feet.

On the South - Property Biswajit Samui and Ors.,

On the East - Property of Biswajit Samui and Late Satrughna Samui, and

On the West - Land of Hal Dag no. 365.

Road Name - Salua Bazar (Salua).

THE SECOND SCHEDULE ABOVE REFERRED TO

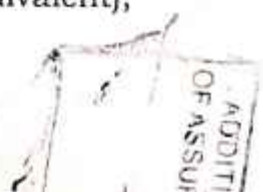
(SPECIFICATIONS)

During the period of construction work, the Contractor will use the following materials:

Cement : reputed brand (Ambuja/Ramco/ACC or equivalent);

Bivach manfal.

Azi Zul Hasan



Steel : reputed brand (SUL/SRMB/Rashmi or equivalent);

Brick : traditional bricks have to be used. Outer periphery wall will be 250 mm thick 1st class brickwork and the internal partition wall will be of 270 mm thick 1st class Thickwork.

Electrical : Finolex/V-Guard/Standard make electrical cable be used for wiring, Schneider/L&T/Standard make Breaker and isolator be used Anchor Roma make switches and socket of different ampere be used.

Water fittings : Jaquar/Hindware or equivalent - complete bathroom solutions and bathroom fittings.

Water Pipe line : Supreme/Ashirvad/or equivalent CPVC (chlorinated polyvinyl chloride) all internal/conceal pipe line of. All internal conceal pipeline laying with 25 mm nominal outer dia pipes.

Waste/rain water pipes : Supreme/Ashirvad/Prince or equivalent make UPVC rain water pipes not less than 75 mm outer dia (working pressure 6KG/cm²) Waste water pipeline connection have to be made for all AC connection area. LIPKA make Exclusive Orange Flat Cut Square Floor Drain 5 X 5 inches with cockroach trap/jali is to be used in bathrooms.

Aluminium windows : Hindalco/Jindal or equivalent power coated aluminium have to be used.

Front Verandah : According to the elevation.

Door : For all doors, Teak wood door frames. 35 mm thick Pine Wood door.

Tiles : Kajaria/Jhonson or equivalent.

Floor of rooms : All rooms: GVT of size (2/2) not less than 600 x 600 mm and **drawing/living-dining room** : Double charged stain free vitrified tiles of 8 mm thick of size not less than 1200 x 600 mm.

WC and bathroom : Anti-skid Ceramic tiles of size not less than 300 x 300 mm for and 1st quality glazed Ceramic tiles at dados/border finish of size not less than 300 x 600 mm.

Kitchen : Granite of any colour, 15 mm thick and above slab, above 0.50 Sq.Mtr. (Area wise) be used for kitchen slab and walls with molding double in front top slab, marble stone counters, vanities, etc.

Paint : Asian paints/Berger or equivalent make Internal - smooth finished with wall putty white cement-based putty of average thickness 1 mm.

The contractor will complete the said building as per the following

SPECIFICATION:

Paint : Internal-smooth finished with wall putty. External-Apex brand or weather proof coat on outer wall.

Floor : Vitrified tiles.

Stair-Case : Granite/Marble.

U.G. Reservoir: R.C.C. Reservoir (as per drawing).

THE THIRD SCHEDULE ABOVE REFERRED TO

POWER OF ATTORNEY

- 1. Sanction, revalidation, modification, extension and alteration of Building Plans and other Statutory Compliances:** To cause sanction, revalidation, modification, extension and alteration of the Building Plans to be prepared and submitted by appointing a qualified person/architect and structural engineer and then to have the same sanctioned and/or revalidated and/or modified and/or extended and/or altered and/or revised by the concerned Rajarhat Gopalpur Municipality, the other authorities and to pay fees, costs and charges for such sanction, modification, alteration, revision, extension and revalidation as the case may be and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from the concerned Rajarhat Gopalpur Municipality and other authorities.
- 2. Dealing with Authorities:** To deal with all authorities including but not limited to concerned Rajarhat Gopalpur Municipality and other Authorities for sanction, modification, alteration, extension, revision and re-validation of the Building plans and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required and cause gift of portion of the Said Property in favour of the concerned Rajarhat Gopalpur Municipality and other Authorities for road widening or any other necessities as may be required by the Developer/Attorney.
- 3. Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Property.
- 4. Amalgamation of Said Property:** To apply and take all steps in order to amalgamate the said property on behalf of the Owners along with the adjacent land.
- 5. Regulatory clearances:** To apply for and obtain all requisite statutory clearances/permissions/approvals under various Acts, including but not limited to clearances under (1) West Bengal Land Reforms Act, 1955 and to appear before all or any authorities for such clearances and to

sign and submit all papers, applications and documents in connection with the same.

6. **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of the said Project on the Said Property.
7. **Construction:** To construct temporary sheds and go-downs for storage of building materials and running of site office and to construct the said Project and/or any other structure on the said Property, in accordance with the Development Agreement.
8. **Contracts for Construction:** In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the Developer/Attorney in accordance with the Development Agreement and without creating any liability or obligation of the Owners.
9. **Signing and execution:** To sign, execute, accept, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, Deed of Gift in favour of the Municipality/Panchayet, confirmations and consents for and in connection with the Said Property, sanction, modifications, alterations, revision and re-validation of the Building Plans, Boundary declaration and to have the same registered and obtain all permissions and clearances as may be required for the same.
10. **Acceptance of Papers:** To accept notices and service of papers from the concerned Municipality/Gram Panchayet, Fire Brigade/Competent Authority under the Police, both Civil Court and Criminal, Land and Land Reforms Department and/or any other statutory authorities and/or other persons.
11. **Granting receipts:** To received and pay and/or deposit moneys including fees, rent, interest from any person or persons, body or bodies, authority/ies and receive fund and to receive and grant valid receipts and discharges in respect thereof.
12. **Land Revenue:** To make payment of up to date land revenue/municipality/local authority taxes in respect of the said property by way of approaching the concerned authorities and

obtaining necessary orders for such payments and to collect receipt thereof.

13. **Outgoings:** To pay all outgoings, including Municipal/Panchayet Taxes, etc. in respect of the Said Property/Said Project and to collect receipts thereof.

14. **Mutation:** To take all necessary steps and to sign and submit all papers, applications and documents to record the Owners' name as owners of the Said Property in the Office of the B.L. & L.R.O., the concerned authorities/Municipality/Panchayet. Local authorities and/or any other concerned authorities and to pay fees, costs and charges for that purpose.

15. **Land Conversion:** To take all necessary steps and to sign and submit all papers, applications and documents in connection with change of the nature and character of land contained in the Said Property inter alia by way of approaching the concerned authorities and obtaining necessary orders for conversion of the said Property as may be required or deemed fit by the Developer and thereafter paying fees and charges for the same.

16. **Watch and Ward:** To employ and appoint watchmen, guards and other security personnel for the Said Property.

17. **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.

18. **Negotiation and Transfer:** To negotiate for transfer/sublet/assignment and transfer the Units and Parking Spaces in the said Project, and also commercial spaces, if any, in the said Project, comprised in the Developer's Allocation (as defined in the Development Agreement) including any future supplementation/s and as per the terms therein), to the intending buyers, on terms and conditions as be deemed fit by the Developer and to prepare sign, execute and deliver agreements, conveyances and other instruments in this regard.

19. **Received Payments:** To receive all payments with regard to the transfer of the Units and Parking Spaces and Commercial spaces, if

any, in the said Project falls within the Developer's Allocation to the intending buyers and acknowledge receipt of the payments.

20. Permissions and Clearances: To apply for and obtain all kinds of permissions and clearances required for entering into such agreements, conveyances, sub-lease, assignment and instruments including but not limited to clearance under the Income Tax Act, 1961, for transfer of the Units in the said Project falls within the Developer's Allocation to the intending buyers.

21. Registration and Authentication: To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized, registered and authenticated, declarations, gifts Deed in favour of Rajarhat Gopalpur Municipality, amalgamation and/or other Authorities (if required), boundary declarations as may be required and to appear before the concerned Registrar for registration of Sale Deeds of, assignments, other instruments for transfer of the Units and parking spaces, and commercial spaces, if any in the said Project falls within the Developer's Allocation and in particular to present for registration, admit execution, have registered and obtain original of said declarations, said Gift Deed in favour of the concerned Rajarhat Gopalpur Municipality and/or other Authorities and Sale Deeds for transfer of the Units and parking spaces, commercial spaces if any, in the said Project falls within the Developer's Allocation.

22. Registration of Sale Deeds: To appear before the concerned Registrar for Registration of Sale Deeds assignments, other instruments for transfer of the Units and Parking Spaces, Commercial Spaces, if any in the said Project falls within the Developer's Allocation and in particular to present for registration, admit execution, have registered and obtain original of Sale Deed from the concerned Registration Office.

23. Legal Action: To take any legal action or to defend any legal proceedings including arbitration proceedings arising out of any matter in respect of the Said Property and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees, etc.

Ratification hereby made: The Owners/Grantors hereby ratify and confirm and agree to ratify and confirm all lawful actions of the Developer/Attorney in pursuance of this Power of Attorney.

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

SIGNED, SEALED AND DELIVERED by

The **Owners/Grantors** abovenamed at
Kolkata in the presence of:-

1) Narayan Kumar
Byati Jagat Suktak Pally.
700059

2) Robinankar Payra.
68. Santigosh, Tolbagmre
Kot-40

08/22/13
Bivash Mandal.

B. K. Mandal.
Rita Mandal.

SIGNED, SEALED AND DELIVERED by

The **Developer/Attorney** abovenamed at
Kolkata in the presence of:-

1) Narayan

2) Robinankar Payra.
Prepared and Drafted by me,

Sourav Baidya
08/22/13

SOURAV BAIDYA
Advocate
Alipore Judges Court
Alipore, Kol-27

Azizul Hoque

Memo of Consideration

Received by the aforesaid Owners a sum of Rs. 3,00,000/- (Rupees Three Lacs) only as forfeit amount from the Developer herein.

<u>Date</u>	<u>Bank Br.</u>	<u>Cheque No.</u>	<u>Amount</u>
05.01.23	SBI, Akankha-Hiland Park.	961748	3,00,000/- (Rupees Three Lacs) Only.

वसुधैव कुटुम्बकम्
Biraach Mandla
B. K. Mandal.
Rita Mandal.

WITNESSES:-

1) Ch Parayan -

OWNERS.
SIGNATURE OF THE DEVELOPER:

2) Robinson Kar Pajm



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
 Signature



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Birash Mandal.
 Signature Birash Mandal.



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name B. K. Mandal
 Signature B. K. Mandal.



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Rita Mandal.
 Signature Rita Mandal.



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ... Azizul Hoque

Signature ... AZIZULHOQUE

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

Thumb

1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



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



19202230254635721

GRN Details

GRN:	19202230254635721	Payment Mode:	Online Payment
GRN Date:	16/01/2023 09:01:51	Bank/Gateway:	CANARA BANK
BRN :	GRIPS2023011694126	BRN Date:	16/01/2023 09:03:58
GRIPS Payment ID:	160120232025463571	Payment Init. Date:	16/01/2023 09:01:51
Payment Status:	Successful	Payment Ref. No:	2000016317/10/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Azizul Haque
Address:	Jatragachi
Mobile:	7003320267
Depositor Status:	Others
Query No:	2000016317
Applicant's Name:	Mr Sourav Baidya
Address:	A.R.A. - IV KOLKATA
Office Name:	A.R.A. - IV KOLKATA
Identification No:	2000016317/10/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No 10
Period From (dd/mm/yyyy):	16/01/2023
Period To (dd/mm/yyyy):	16/01/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000016317/10/2023	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2000016317/10/2023	Property Registration- Registration Fees	0030-03-104-001-16	3084
			Total	3085

IN WORDS: THREE THOUSAND EIGHTY FIVE ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



030120232024064171

GRIPS Payment Detail

GRIPS Payment ID:	030120232024064171	Payment Init. Date:	03/01/2023 12:39:07
Total Amount:	7054	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7151581880619	BRN Date:	03/01/2023 12:44:35
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

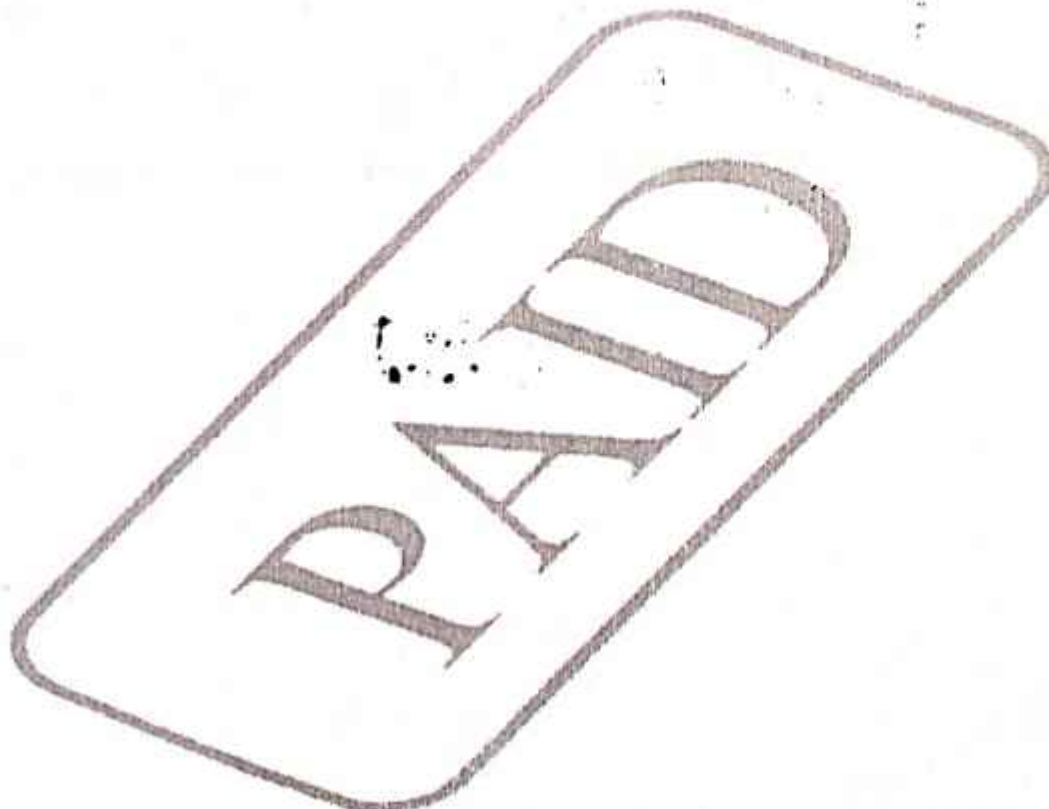
Depositor's Name: Mr Azizul Haque
Mobile: 7439341266

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230240641728	Directorate of Registration & Stamp Revenue	7054
Total			7054

IN WORDS: SEVEN THOUSAND FIFTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192022230240641728

GRN Details

GRN: 192022230240641728 Payment Mode: SBI Epay
GRN Date: 03/01/2023 12:39:07 Bank/Gateway: SBlePay Payment Gateway
BRN : 7151581880619 BRN Date: 03/01/2023 12:44:35
Gateway Ref ID: 188557376847969 Method: Canara Bank NB
GRIPS Payment ID: 030120232024064171 Payment Init. Date: 03/01/2023 12:39:07
Payment Status: Successful Payment Ref. No: 2000016317/3/2023
[Query No * Query Year]

Depositor Details

Depositor's Name: Mr Azizul Haque
Address: Paschimpara Jatragachi
Mobile: 7439341266
Period From (dd/mm/yyyy): 03/01/2023
Period To (dd/mm/yyyy): 03/01/2023
Payment Ref ID: 2000016317/3/2023
Dept Ref ID/DRN: 2000016317/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000016317/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	7040
2	2000016317/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	7054

IN WORDS: SEVEN THOUSAND FIFTY FOUR ONLY.

PAID

Major Information of the Deed

Deed No :	I-1904-00839/2023	Date of Registration	16/01/2023
Query No / Year	1904-2000016317/2023	Office where deed is registered	
Query Date	03/01/2023 7:23:30 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sourav Baidya 889/1A DH Road, Kol 63, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 7003320267, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 3,00,000/-	Rs. 33,57,780/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,051/- (Article:48(g))	Rs. 3,098/- (Article:E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



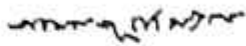


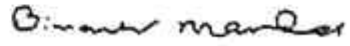


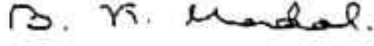
District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Salua Bazar (Salua), Mouza: Salua, JI No: 3, Touzi No: 10 Pin Code : 700136



Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-364 (RS :-)	LR-2083	Bastu	Bastu	2 Katha 9 Chatak 12 Sq Ft	2,50,000/-	33,07,780/-	Width of Approach Road: 14 Ft.,
Grand Total :					4.2556Dec	2,50,000 /-	33,07,780 /-	

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.	50,000/-	50,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Thatched, Extent of Completion: Complete					
Total :		100 sq ft	50,000 /-	50,000 /-	

Land Lord Details :







Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt AshaPurna Mandal Wife of Late BimalKrishna Mandal Executed by: Self, Date of Execution: 03/01/2023 , Admitted by: Self, Date of Admission: 03/01/2023 ,Place : Office			
	03/01/2023	LTI 03/01/2023	03/01/2023	
Salua,Mondalpara, City:- Not Specified, P.O:- RGopalpur, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cuxxxxxx2r, Aadhaar No: 84xxxxxxxx1709, Status :Individual, Executed by: Self, Date of Execution: 03/01/2023 , Admitted by: Self, Date of Admission: 03/01/2023 ,Place : Office				
2	Name Shri Bivash Mandal Son of Late BimalKrishna Mandal Executed by: Self, Date of Execution: 03/01/2023 , Admitted by: Self, Date of Admission: 03/01/2023 ,Place : Office			
	03/01/2023	LTI 03/01/2023	03/01/2023	
Salua,Mondalpara, City:- Not Specified, P.O:- RGopalpur, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cuxxxxxx1c, Aadhaar No: 83xxxxxxxx2630, Status :Individual, Executed by: Self, Date of Execution: 03/01/2023 , Admitted by: Self, Date of Admission: 03/01/2023 ,Place : Office				
3	Name Shri BapanKanti Mandal Son of Late BimalKrishna Mandal Executed by: Self, Date of Execution: 03/01/2023 , Admitted by: Self, Date of Admission: 03/01/2023 ,Place : Office			
	03/01/2023	LTI 03/01/2023	03/01/2023	
Salua,Mondalpara, City:- Not Specified, P.O:- RGopalpur, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: asxxxxxx0l, Aadhaar No: 65xxxxxxxx9389, Status :Individual, Executed by: Self, Date of Execution: 03/01/2023 , Admitted by: Self, Date of Admission: 03/01/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
Smt Rita Mondal Daughter of Late BimalKrishna Mandal Executed by: Self, Date of Execution: 03/01/2023 , Admitted by: Self, Date of Admission: 03/01/2023 ,Place : Office			<i>Rita Mondal</i>
	03/01/2023	LTI 03/01/2023	03/01/2023
Salua, Mondalpara, City:- Not Specified, P.O:- RGopalpur, P.S:-Airport, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bdxxxxxx6b, Aadhaar No: 32xxxxxxxx5981, Status :Individual, Executed by: Self, Date of Execution: 03/01/2023 , Admitted by: Self, Date of Admission: 03/01/2023 ,Place : Office			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	A.Construction PaschimPara,Jatrgachi, City:- Not Specified, P.O:- Ghuni, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: aqxxxxxx3b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Azizul Haque (Presentant) Son of Mr Sirajul Haque Date of Execution - 03/01/2023, , Admitted by: Self, Date of Admission: 03/01/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td><i>Azizul Haque</i></td> </tr> <tr> <td></td> <td>Jan 3 2023 4:42PM</td> <td>LTI 03/01/2023</td> <td>03/01/2023</td> </tr> </tbody> </table> <p>Paschimpara,Jatragachi, City:- Not Specified, P.O:- Ghuni, P.S:-Lake Town, District:-North 24-Parganas West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aqxxxxxx3b, Aadhaar No: 69xxxxxxxx7257 Status : Representative, Representative of : A.Construction (as Proprietor)</p>	Name	Photo	Finger Print	Signature	Mr Azizul Haque (Presentant) Son of Mr Sirajul Haque Date of Execution - 03/01/2023, , Admitted by: Self, Date of Admission: 03/01/2023, Place of Admission of Execution: Office			<i>Azizul Haque</i>		Jan 3 2023 4:42PM	LTI 03/01/2023	03/01/2023
Name	Photo	Finger Print	Signature										
Mr Azizul Haque (Presentant) Son of Mr Sirajul Haque Date of Execution - 03/01/2023, , Admitted by: Self, Date of Admission: 03/01/2023, Place of Admission of Execution: Office			<i>Azizul Haque</i>										
	Jan 3 2023 4:42PM	LTI 03/01/2023	03/01/2023										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sourav Baidya Son of Mr Debdas Baidya AliporeJudgesCourt, Judges Court Road, City:- Not Specified, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			<i>Sourav Baidya</i>
	03/01/2023	03/01/2023	03/01/2023
Identifier Of Smt AshaPurna Mandal, Shri Bivash Mandal, Shri BapanKanti Mandal, Smt Rita Mondal, Mr Azizul Haque			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt AshaPurna Mandal	A.Construction-1.06391 Dec
2	Shri Bivash Mandal	A.Construction-1.06391 Dec
3	Shri BapanKanti Mandal	A.Construction-1.06391 Dec
4	Smt Rita Mondal	A.Construction-1.06391 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt AshaPurna Mandal	A.Construction-25.00000000 Sq Ft
2	Shri Bivash Mandal	A.Construction-25.00000000 Sq Ft
3	Shri BapanKanti Mandal	A.Construction-25.00000000 Sq Ft
4	Smt Rita Mondal	A.Construction-25.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Salua Bazar (Salua), Mouza: Salua, JI No: 3, Touzi No: 10 Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 364, LR Khatian No:- 2083	Owner:বিমল কৃষ্ণ মন্ডল, Gurdian:শশধর , Address:নিজ , Classification:বালু, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190400839 / 2023

On 03-01-2023

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

Presented for registration at 15:10 hrs on 03-01-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Azizul Haque .

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 33,57,780/-

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

Execution is admitted on 03/01/2023 by 1. Smt AshaPurna Mandal, Wife of Late BimalKrishna Mandal, Salua,Mondalpara, P.O: RGopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife, 2. Shri Bivash Mandal, Son of Late BimalKrishna Mandal, Salua,Mondalpara, P.O: RGopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 3. Shri BapanKanti Mandal, Son of Late BimalKrishna Mandal, Salua,Mondalpara, P.O: RGopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 4. Smt Rita Mondal, Daughter of Late BimalKrishna Mandal, Salua,Mondalpara, P.O: RGopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business

Indetified by Mr Sourav Baidya, , Son of Mr Debdas Baidya, AliporeJudgesCourt, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-01-2023 by Mr Azizul Haque, Proprietor, A.Construction (Sole Proprietoship), PaschimPara,Jatrgachii, City:- Not Specified, P.O:- Ghuni, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr Sourav Baidya, , Son of Mr Debdas Baidya, AliporeJudgesCourt, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

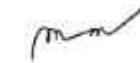
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,098.00/- (B = Rs 3,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 14/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/01/2023 12:44PM with Govt. Ref. No: 192022230240641728 on 03-01-2023, Amount Rs: 14/-, Bank: SBI
EPay (SBlePay), Ref. No. 7151581880619 on 03-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,051/- and Stamp Duty paid by by online = Rs 7,040/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/01/2023 12:44PM with Govt. Ref. No: 192022230240641728 on 03-01-2023, Amount Rs: 7,040/-, Bank: SBI
EPay (SBlePay), Ref. No. 7151581880619 on 03-01-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 16-01-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,098.00/- (B = Rs 3,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,084/-

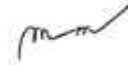
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/01/2023 9:03AM with Govt. Ref. No: 192022230254635721 on 16-01-2023, Amount Rs: 3,084/-, Bank: CANARA BANK (CNRB0000344), Ref. No. GRIPS2023011694126 on 16-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,051/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 1/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 002006, Amount: Rs.10.00/-, Date of Purchase: 01/12/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/01/2023 9:03AM with Govt. Ref. No: 192022230254635721 on 16-01-2023, Amount Rs: 1/-, Bank: CANARA BANK (CNRB0000344), Ref. No. GRIPS2023011694126 on 16-01-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 73317 to 73371

being No 190400839 for the year 2023.



Mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.01.21 12:57:40 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/01/21 12:57:40 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)