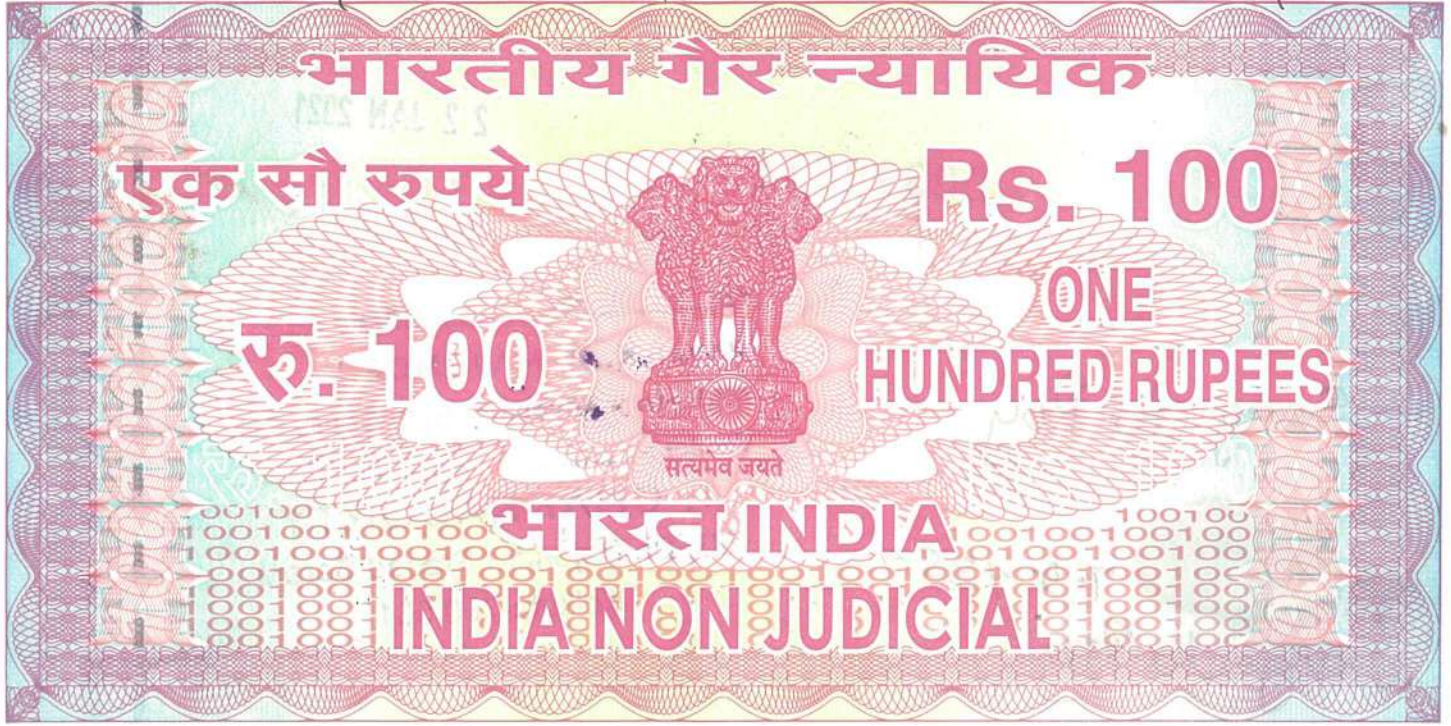


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DEVELOPMENT AGREEMENT

4 AUG 2021

THIS DEVELOPMENT AGREEMENT is made on this the

28th day of July, of 2021

22 JAN 2021

00398874

- Sangecta Roy

No.....Rs.....Date.....

Name :- K. P. MAJUMDER

Address :- Advocate, High Court, Cal.

Vendor :-

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani

Kolkata-700 001



T.G-4354

- Sangecta Roy



L T9 of T.G-4355
Manzilat Aza Begum
by the per of
Subrata Mondal



ID-4359

Subrata Mondal
Advocate

Alipore Police Court
Kolkata - 700027



BETWEEN

(1) **Mrs. MANZILAT ARA BEGUM (alias Manjula Ara Begum alias Manjulat Ara Begum)** wife of Anisur Rahaman (PAN:BDCPB4456P, AADHAR No.4030 6801 5097) by nationality Indian, by religion Muslim, by occupation Housewife presently residing at 2, Prince Anwar Shah Road, Kolkata – 700033 P.O. TOLLYGUNGE P.S. CHARU MARKET, herein after referred to and called as the **“OWNER/ LANDLORD”** (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include her legal heirs, successors, legal representatives, administrators, executors and assigns) of the **FIRST PART;**

AND

Mrs. SANGEETA ROY W/O MOHAN KUMAR ROY (PAN:AIRPR3313A, Aadhar-2775 0512 3888) by nationality Indian, by faith Hindu, by occupation business residing at Anuradha Apartment, D/621, Lake Gardens, P.O. Lake Gardens, P.S. Lake Kolkata-700045, Carrying a proprietorship Business under the name and style of **“RAMS NIKET”** hereinafter referred to and called as the **‘DEVELOPER’** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include her legal heirs, successors, legal representatives, executors, administrators, assigns) of the **SECOND PART.**

HISTORY OF OWNERSHIP

WHEREAS one Sahajadi Anjuman Ara Begum widow of Late Sahibjada Sultan Alam of (previously) No. 1 and / or (later) No. 2, Prince Anwar Shah Road, under the then P.S. Tollygunge, District 24 Parganas purchased all that piece and parcel of land measuring 18 Cottahs 8 Chittaks and 20 Sq. Ft. together with a single storied brick built old building, lying and situated at Premises No. 4, Prince Anwar Shah Road, under the then P.S. Tollygunge,



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District 24 Parganas, which was the part of certain properties consisting in Lot No. 11 vide the orders of the Hon'ble High Court at Calcutta, dated 26-08-1929, 26-07-1933 and 26-05-1938 of Suit No. 3166 of 1922 in respect of Notification of Sale of the estate of Late Sultan Alam as per the issued by the Hon'ble Calcutta High Court for valuable consideration from a Public Auction hold by the Registrar of the Hon'ble High Court at Calcutta on 20-04-1940 and subsequently the Sale Certificate was issued by the Registrar of the Hon'ble High Court at Calcutta on 28-05-1940.

AND WHEREAS as the absolute owner of the above said properties and while being fully seized, possessed and otherwise well and sufficiently entitled to the said properties Sahajadi Anjuman Ara Bengum (now deceased) lost her only son Late Sahibjada Mohammad Moneer Alam who was looking after his mother, Sahajadi Anjuman Ara Bengum with full love, respect and affection till his death on 26-07-1957.

AND WHEREAS after this sudden mishap Sahajadi Anjuman Ara Bengum decided to execute a duly registered Deed of Gift on 19-08-1957 which is recorded at the Office of the Jt. Sub-Registrar of Alipore at Behala vide Book No. I, Voume No. 40, Pages 110-117 being No. 3693 for the year 1957 and transferred the property in equal, proportionate, undivided and joint share to her five grand-sons namely 1) Sahibjada Mohammad Sarhyee Alam alias Sariyar Alam, 2) Sahibjada Mohammad Sardar Alam alias Sardar Alam 3) Sahibjada Mohammad Syed Alam alias Sayed Alam, 4) Sahibjada Mohammad Noor Alam alias Md. Sayed Noor Alam, 5) Sahibjada Mohammad Maqbul Alam alias Moqbal Alam all sons of Late Sahibjada Mohammad Moneer Alam and two grand-daughters namely, 6) Sultanat Ara Begum alia Sultana Ara Begum and 7) Manjulat Ara Begum alias Munjula Ara Begum alias Manzilat Ara Begum both daughters of Late Sahibjada Mohammad Moneer Alam equally each getting 1/7th share (one seventh), share, of the abovementioned Property.



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AND WHEREAS as per the Final Decree of partition vide Title suit, no. 88 of 1962 in the Court of third Sub-Ordinate Judge at Alipore between Manzilat Ara Begum – Versus – Moqbal Alam & Others Decree passed by this Court on 26th day of June, 1968, Munzilat Ara Begum became the owner of 1/7th share of property by virtue of Deed of Gift in the year of 1957, she also purchased 1/7th share from another co-owner Sariyar Alam by a Conveyance dated 29-01-1959 registered at the office of the District Registrar Alipore and she also purchased another 1/7th share from another co-owner Md. Sayed Noor Alam by a another Conveyance dated 08-01-1963 registered at the office of Sub Registrar Alipore and after that she become the owner of 3/7th share having aggregate measurement of 7 Cottahs 7.5 Chittaks of the above mentioned property now known and identified as Premises No.4C, Prince Anwar Shah Road, Tollygunge under Police Station – Charu Market, Kolkata 700033

The OWNER / LANDLORD herein is the lawful owner and is fully seized, possessed and otherwise well and sufficiently entitled to All That piece and parcel of land physically measuring 7 Cottahs 7 Chittaks and 34 sq.ft bc the same or a little more or less, lying and situated at Premises No. 4C, Prince Anwar Shah Road, under the jurisdiction of Post Office Tollygunge, Police Station Charu Market within KMC Ward No.89 Kolkata-700033 together with very old and dilapidated Building structure standing thereon.

NOW THIS AGREEMENT WITHNESSETH and it is hereby agreed upon by and between the parties hereto on the following terms and conditions.

ARTICLE – I - DEFINITIONS

In this present unless there is anything repugnant to or inconsistent with: -

1.1 OWNER(S): shall mean the aforesaid **Mrs. MANZILAT ARA BEGUM (alias Manjula Ara Begum alias Manjulata Ara Begum)** wife of Anisur Rahaman (PAN:BDCPB4456P, AADHAR No.4030 6801 5097) and her



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successors, legal heirs, legal representatives, administrators, executors and assigns.

1.2 DEVELOPER(s): shall mean and include **Mrs. SANGEETA ROY. W/O MR. MOHAN KUMAR ROY** (PAN:AIRPR3313A, Aadhar-2775 0512 3888) and her successors, legal heirs, legal representatives, administrators, executors and assigns.

1.3 TITLE DEEDS: shall mean all the documents of title relating to the said land and premises, and Xerox copies of which shall be handed over to the Developer and originals of such documents can be inspected and returned to the Owner at the time of execution of the agreement.

1.4 PREMISES/PROPERTY: shall mean **ALL THAT** piece and parcel of land as described in the "A" schedule of this deed described herein below

1.5 NEW BUILDING: shall mean the Multistoried Building (G+4) as per available sanctioned area, which is to be constructed over the said premises as per plan to be sanctioned by the Building Department of the Kolkata Municipal Corporation at the cost and expenses of the Developer. Any additional FAR/Floor(s), if approved/ sanctioned by Kolkata Municipal Corporation shall be shared equally i.e. one half each between the Owner and the Developer for any additional floor/s.

1.6 COMMON AREA FACILITIES AND AMENITIES: shall mean and include, corridors stair ways, passage ways, drive ways, Common lavatories, tube well, overhead water tank, water pump and motor, roof, lift and all other facilities which is to be attached with the proposed Building for better enjoyment as Apartment Ownership Act or mutually agreed by and between the owner and the Developer.



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1.7 COVERED AREA: shall mean the area of the unit/flat covered with outer wall and constructed for the unit including fifty Percent area covered by the common partition wall between two units, and cent percent area covered by the individual wall for the unit plus proportionate area share of stair/lobby/other facilities etc. It is applicable for individual unit/flat.

1.8 SALEABLE SPACE: shall mean the flat/units/Garage/space in the building available for independent use and occupation of the self-contained flat after making due provision for common amenities and facilities for better enjoyment against consideration.

1.9 SUPER BUILT UP AREA OF THE FLAT/UNIT/SPACE/GARAGE: shall mean and include the total covered area of the unit plus minimum 25-30% service area, over the aforesaid total covered area, is applicable for individual unit.

1.10 BUILDING PLAN: shall mean such plan to be prepared by the Architect/ Engineer/L.B.S. for the construction of the building and to be sanctioned by the building department of the KMC. Be it mentioned here that the Building Plan will be sanctioned in the name of the Owner/Developer, at the cost of the Developer with such addition, alteration or modification as prescribed and/or made afterwards by the Developer from time to time through the owner or by themselves but with the written consent of the Owner.

1.11 OWNERS' ALLOCATION shall be 50% (Fifty Percent) of total sanctioned area being the entire Second and entire Third Floor (Residential Units) together with 05 Covered Car Parking Spaces at the back portion of the Ground Floor as per plan sanction by KMC and 01 Shop Room measuring 200 Sq. Ft in the front (to be demarcated later by the parties as per the mutually agreed and executed Identification Agreement supplemental to these presents) of the Said Building according to the building plan to be sanctioned by Kolkata Municipal Corporation



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together with the proportionate undivided impartible share and/or interest in the land comprised in the Said Premises attributable to the Owner's Allocation **together with** the proportionate undivided impartible share in the common areas, ultimate roof, facilities, amenities and installations in the Said Building.

All the Flats / Units shall have the undivided proportionate share or interest of underneath land along with proportionate rights on all common areas and facilities of the proposed building, within their respective Blocks, which is constructed and/or to be constructed as per Building Plan and/or its added and/or Revised Plan, which has to be duly sanctioned by the concerned Authority. (when the whole floor is demarked for allotment either to the owner or developer increase or decrease in area becomes redundant here).

The Developer at its own costs and expenses shall re-allocate the tenants/occupier in the Said Premises solely from the Developer's Allocation and never from the Owner allocation. If required, the developer shall provide accommodation to the existing occupier/Tenants.

The developer shall pay to the Owner an amount of Rs. 1,00,00,000/- (Rupees One Crore only) as the refundable, interest free, Security Deposit per the Schedule of Payment hereunder written.

PAYMENT SCHEDULE OF THE INTEREST FREE REFUNDABLE SECURITY DEPOSIT

i.	On execution and registration of the Development Agreement and Power of Attorney (Fourty Lakhs Only)	Rs. 40,00,000/-
ii.	Subsequent to the availability of the sanctioned building plan of the proposed building from KMC building department (Thirty Lakhs Only)	Rs. 30,00,000/-
iii.	On completion of the Casting of the 1st Floor of the proposed building (Thirty Lakhs Only)	Rs. 30,00,000/-



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This entire amount of the Security Deposit of Rs. 1,00,00,000/- (Rupees One Crore) paid to **the Owner as interest free refundable Deposit has to be refunded by the Owner to the Developer without any interest accrued thereon at the time of handing over entirely vacant and peaceful possession of the Owner's Allocation to the Owner (complete in all respect and in full habitable condition and full satisfaction of the Owner as per Specifications agreed herein).**

The above said Security Deposit will have to be duly refunded, as stated above, to the Developer by the Owner within 15 (fifteen) days of issue of Notice of Delivery of Possession of the Owner's Allocation by the Developer.

In case the Owner fails to pay the said amount to the Developer and obtain valid receipt of the same from the Developer within the stipulated period of 15 (fifteen) days, The Owner undertakes to pay interest at the rate of twelve (12) percent per annum for delayed period of the said refund from the date mentioned above. The Developer herein will inform the Owner a tentative date regarding Possession of the Owner allocations before 180 days prior to Possession.

1.12 DEVELOPERS'/PROMOTERS' ALLOCATION: Shall mean **50% (fifty) percent** of the total sanctioned area after allocating the Owner's Allocations as mentioned herein above being the **entire First Floor (Commercial Unit) and the entire Fourth Floor (Residential Unit)** of the Said Building **together with 02 (Two) Shop Rooms measuring 200 Sq. Ft. and 500 Sq. Ft. respectively along with 03 (Three) Covered Garage and One unit of Smart Parking Spaces in the Ground Floor** of the Said Building The Developer shall be exclusively entitled to transfer and/or otherwise deal with or dispose of the Developer's Allocation to any other person/s without any right claim interest thereon whatsoever of the Owner and the Owner shall not in any way interfere with the same provided the Developer has handed over the portion of Owner's Allocation to the Owner.



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Any additional FAR approved from Kolkata Municipal Corporation will be equally shared between the Owner and the Developer for additional floor, i.e. fifty percent each or one-half each of the additional area sanctioned/approved by the KMC.

1.13 TRANSFER: shall mean and include transfer by delivery of possession as per present customs or by any other means adopted by the Developer for effecting transfer of the proposed building or flat to the intending purchasers thereof against valuable consideration only from the portion of the Developer's Allocation.

ARTICLE - II : COMMENCEMENT & DURATION

2.1 This agreement shall be deemed to have commenced on and from the date of execution of this Agreement and thereafter sale out of all the flat/units/Garage/space to the intending purchasers in the manner mentioned above i.e. only after handing over the portion of Owner's Allocation and also after delivery of possession to the flat owners and land owners and after formation of the flat/unit owners' Association, this Development Agreement will be coming to an end.

ARTICLE - III: OWNER'S DECLARATION, RIGHTS AND RESPONSIBILITIES

3.1 The owner hereby declare that she is the single and absolute owner of the scheduled property and now seized and possessed of or otherwise well and sufficient entitled thereto without any disturbance hindrance in any manner whatsoever and the said property is free from all encumbrances charges, attachments, acquisition or requisition whatsoever or howsoever and the owners have good and marketable title over the said land, save and except one ejection suit T.S. No. 785 of 2017 against Mabia Rahman pending at Alipore Court.



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3.2 That the owner hereby agreed that she will not grant lease, mortgage, charge or encumber the scheduled property in any manner whatsoever during the existing/subsistence of this agreement as well as during the construction of the building without prior written consent of the Developer and also undertakes that for the betterment of the Project shall acquire and to produce all the relevant papers documents and copy of the order if any from the competent Court Authority Concern.

3.3. That the owner hereby agree to sign, execute Registered Development Power of Attorney and also all the petitions, Affidavit, Deeds, Complaints, written objection, proposed site plan, Building plan, Completion Plan, Agreement for Sale and all other necessary Documents in favour of the Developer or its Nominated person or persons for betterment of the construction over the schedule land.

3.4. There are no suits and/or legal proceedings and/or litigations pending in any Court of Law involving the question to the Said Premises or any part thereof and involving the Owner **Save and except one ejectment suit T.S. No. 785 of 2017 against Mabia Rahman.** The Owner hereby indemnifies the Developer that in the event of any litigation arising in respect of the title of the Said Premises the Owner shall settle all the disputes at her own costs and expenses. (If disputes arises from any act of omission and commission on the part of the Developer, the developer will be responsible and liable and have to deal with the same and be settled by Developer).

3.5. That the owner hereby undertakes to deliver and/or handover all the Photostate copy of all the Deeds documents to the Developer and if necessary produce original documents for inspection and return to the owner at the time of execution of this Agreement and if the Original documents is not delivered in favour of the Developer, then produce all the Original documents, whenever called for production of the same by the Developer.



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3.6 That the Owner is hereby giving exclusive license to the Developer to commercially exploit the said property, to the extent as per terms and condition contained in this Agreement and hereby authorize the Developer to enter into agreement for sale, lease, transfer, mortgage and to dispose of the Developer's Allocation together with right to assignment of all the rights title interest of this agreement to any third party in respect of the portion of Developer's Allocation only and the owner will give necessary consent for betterment of this project without raising any objection to that effect save and expect the owner's allocation as mentioned.

3.7 The Owner hereby agrees to execute a Registered Development Power of Attorney in favour of the Developer or his nominated person/s in respect of the Developer's Allocation and also for the purpose of addition, alteration, revision of the sanctioned building plan, Completion Plan for construction and completion of the work as per Agreement and also to sign on the Deed on or behalf of the owner and to present the same before the District Registrar, Addl. District Sub-Registrar or other Registrars, who has authority to register the Deed of transfer and other documents and if required owners will put their signature on the Agreement for Sale, Deed of conveyance after delivery of possession of the owner's allocation i.e. handing over entirely the vacant and peaceful possession of the Owner's Allocation to the Owner (complete in all respect and in full habitable condition and to the full satisfaction of the Owner as per Specifications herein contained). It is also further agreed that for the purpose of betterment of the intending purchasers, if required, the owner herein will join in the Deed of Conveyance as owner for Transfer the Flat to the intending purchaser(s).

3.8 The owner hereby undertakes not to do any act, deeds or things by which the Developer(s) may be prevented from executing any Deed of Conveyance in favour of the intending purchaser or Purchasers of the Developer's Allocation. The Developer shall handover fully habitable and completed in all respect the portion of the building entirely vacant and peaceful possession of the Owner's Allocation to the Owner herein to her full



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satisfaction as per the Specifications herein contained, within a period of **24 (Twenty four) months** from the date of obtaining the building plan duly sanctioned by the Kolkata Municipal Corporation. The Developer shall obtain the building plan duly sanctioned by the Kolkata Municipal Corporation within **06 (Six) months** from the date of execution of this Agreement and shall commence construction of the Said Building at the Said Premises within **6 (Six) months** from the date of receiving the sanctioned plan and other approvals from Government Authorities but subject to that fact that the compensation of the existing tenants/occupiers and / or relocating them during the period of construction shall be the responsibility of the developer.

Be it specifically mentioned herein that due to delay in getting entirely vacant and peaceful possession of the Said Premises the completion of the said project will also be delayed.

However due to force majeure or any other reasons beyond the control of the Developer, if the Developer fails to complete construction of the Said Building within the stipulated period mentioned hereinabove and if it is found that the construction of the Said Building is substantially completed within the stipulated period and some minor works is unfinished, in that event the time period will be extended for further period of **3 (Three) months** grace period and thereafter a liquidated damages of ₹ **3000/- (Rupees three Thousand) only** per day shall be paid to the Owner by the Developer till completion / handing over the Owner's Allocation together with all appurtenances, easements and quasi-easements rights and authorities thereto in all respect excepting the statutes of force majeure takes place.

3.9 The Owner, hereby admits, accepts and extends her concur consent to cooperate with the Developer to do necessary acts, deeds and things related to any documentation, legal compliances and other related jobs, as and when necessary, as per the instruction of the Developer, to substantiate the process of settlement and / or allocation of any pre-existing tenants of the



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Owner for obtaining the freehold, vacant, uninterrupted possession of the tenanted part of the premises, if any. The Developer at its own costs and expenses shall re-allocate the tenants/occupier in the Said Premises. The developer shall provide space to the existing occupier/Tenants solely from developer's allocation and never from the owner's allocation.

ARTICLE – IV:

DEVELOPER'S RIGHTS, OBLIGATION AND DECLARATION

4.1 The Developer hereby agreed to complete the multi-storied (G+4-storied) building over the property as per plan as sanctioned by the concerned Municipal Authority/ KMC concerned with due modification or amendment of the sanction plan as made or caused to be made by the Architect /Engineer/L.B.S. of the Developer. Be it pertinent to mention here that at present the Plan of G+Upper-storied Building will be submitted for sanction before the concerned Municipality/ KMC. Any additional FAR approved from Kolkata Municipal Corporation will be equally shared between the Owner and the Developer and the Developer agree to construct such additional floor/s at its own cost and expenses.

4.2 The Developer will be solely responsible and authorized by the Owner, to negotiate and / or enter into any full and final settlement and deal with any of the pre-existing tenants of the Owner in the said property, wholly at the cost and expenses to be borne by the Developer, Such may be by way of compensating the tenants against the relinquishment of their respective right/ possession or any claims whatsoever, to obtain uninterrupted, peaceful and vacant possession of the tenanted portion of the property, if any, at any material point of time during the course this agreement. As above referred the Owner, hereby admits, accepts and extends concur consent to cooperate with the Developer to do necessary acts and things related to any documentation, legal compliances and other related jobs, as and when necessary, as per the instruction of the Developer, to substantiate



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this initiative of settlement and / or allocation of the tenants for obtaining the freehold, vacant, uninterrupted possession of the part of the premises from the tenants, if any. The Developer at its own costs and expenses shall re-allocate the tenants/occupier in the Said Premises. The developer shall provide space to the existing occupier/Tenants solely from developer's allocation and never from the owner's allocation.

4.3 The Developer hereby declares to take care of the local hazards or accident during the continuation of construction and the owner shall have no liability to that effect.

4.4 All applications, plans, papers and documents as may be required by the developer(s) for the purpose of sanction of Plan, Revised plan, Addition/ Alteration of the building plan shall be submitted by the developer with due signature of the owner or on behalf of the owner as may be required and all costs expenses and charges be paid by the developer and also for construction of the building thereon and the Developer will pay all the payments and expenses required for clearance of the occupier thereof, either in cash or in area or in any other lawful manner.

The Developer hereby agrees to deliver possession of the Owner's Allocation in the proposed new building, The Developer shall handover fully habitable and completed in all respect the portion of the building entirely vacant and peaceful possession of the Owner's Allocation to the Owner herein to her full satisfaction as per the Specifications herein contained, **within aforesaid stipulated months** from the date of execution and Registration of this Agreement, and if required, the owner will further allow aforesaid stipulated months for delivery of possession of the owners' allocation without claiming any damages. It is also agreed that the delivery of possession of the owner's allocation will be made first and after that the Developer will be entitled to handover possession of the Developer's Allocation to intending purchasers Be it pertinent to mention here that the Developer will obtain Completion Certificate (C.C.) at its/his/her/their own cost expenses and Xerox copy of



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the same will be given to all the owner(s)/occupier(s) of the units of the newly constructed building.

4.5 That the notice for delivery of possession of the Owner's Allocation shall be delivered by the developer in writing or through the Advocate of the Developer either by Registered post / courier service / under certificate of posting / hand delivery / Email with acknowledgement due card and the owner is bound to take possession within 15 days from the date of service of this letter. If the owner fail(s) to take delivery of possession or neglected to do so, then it will be deemed that the owner's allocation already delivered and the Developer shall be entitled to transfer the Developer's Allocation without any further notice.

That the owners shall have to clear all the dues if any due is caused due to extra work other than the specification of flat as mentioned in the schedule as mentioned below.

4.6 That the Developer shall have every responsibility for the incidents occurring during the course of construction and the Owner(s) shall have no responsibility for the same, if the Owner is not interfering during the construction. -And after completion of the building and handover the same to the Owner and Intending Purchaser(s), the Developer shall have no liability for any incident occurring in the said Building.

ARTICLE – V. CONSIDERATION & PROCEDURE

5.1 In consideration of the construction of the Owners' Allocation in the building and other consideration of any nature (like the notional value of land etc.) mentioned in the owners' allocation, the Developer(s) is/are entitled to get remaining constructed area of the building and proportionate share of the land as Developer's allocation.



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5.2 That if the Developer(s) fail(s) to complete the construction work in respect of the owner's allocation within the stipulated period as stated above, and then the developer has to pay penalty for non-compliance charges as mentioned hereinabove. Be it also mentioned here that time will be essence of the contract.

That if the Developer fails to complete construction of the Said Building within the stipulated period mentioned hereinabove and if it is found that the construction of the Said Building is substantially completed within the stipulated period and some minor works is unfinished, in that event the time period will be extended for further period of 3 **(Three) months** grace period and thereafter a liquidated damages of ₹ **3,000/- (Rupees Three Thousand) only** per day which shall be paid to the Owner till completion of project in all respect excepting the statutes of force majeure takes place.

That if the Developer intentionally fails to complete and/or execute the terms and conditions of this Agreement even after the grace period, the Owner shall be at liberty to cancel and/or rescind and/or terminate this Agreement along with the Development Power of Attorney.

It is agreed by the party of the Second Part/Developer that if the construction work of the said premises is not completed within the time limit specified herein then the owner in good gesture will extend a period of another 06 (Six months) for such construction to complete and still if the developer herein fails to complete the construction as per specifications mentioned in the Development Agreement and more than twenty percent of construction work still needs to be completed then the party of the First Part/Owner shall have unconditional right to appoint any other contractor to complete the unfinished work of the said premises and the advance/security deposit made by the Second Part/Developer to the First Part/Owner shall stand forfeited and the Second Part/Developer shall have no objection and also agrees to the same and shall not create obstruction or problem to the First Part/Owner and let the construction work to be



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completed by another contractor of the said premises, appointed by the First Part/Owner.

ARTICLE – VI. DEALINGS OF SPACE IN THE BUILDING

6.1 The Developer shall on completion of the building put the owner in undisputed possession in respect of the owners' allocation together with the right to enjoy the common facilities and amenities attached thereto with other of the units/shops etc.

6.2 The Developer being the party of the Second part shall be at liberty with exclusive rights and authority to negotiate for the sale of the flats/ units/ space together with right to proportionate share of land excluding the space/units/flat provided under the Owner's Allocation in the premises to any prospective buyer/s at such consideration and on such terms and conditions as the Developer(s) shall think fit and proper, and the Developer shall hand over the possession of such space/units/flats to the purchasers only after handing over the Owner's Allocation to the Owner.

6.3 The Developer shall at /his/her/their/its own costs, construct and complete the building at the said premises strictly in accordance with the sanctioned plan and due modification if any with such material and with such specification as are to be mentioned in the sanctioned plan of the building hereunder written and as may be recommended by the Architect/Engineer from time to time. **The Developer shall on completion of the building shall obtain Completion Certificate from the Appropriate Authority concern at its own costs and expenses.**

6.4 That the developer shall install, erect and shall provide standard pump set, overhead and underground reservoirs, electric wiring, sanitary fittings,



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and other facilities as are required to be provided in respect of building having self-contained apartment and constructed for sale of flats/shops/garages on ownership basis and as mutually agreed. Be it mentioned that the security money deposit for the new electric meter connection shall be paid by the owner to the Developer for their respective meters in the individual name(s) of the Owner(s). It is also mentioned that the Developer will fix the sale rate for flat/garages etc. for Developer's allocation without consultation of the owner(s).

ARTICLE – VII. COMMON FACILITIES

7.1 The Developer(s) shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing due on and from the date of execution of the agreement or before and after handing over the possession of the flats all the flats owner(s) will pay due according to his/her/their shares.

7.2 As soon as the respective self-contained flat is completed the developer(s) shall give written notice to the owner requiring the owner to take possession of the owner's allocation in the newly constructed building and after 15 (fifteen) days from the date of service of such notice and at all times, thereafter the owner shall be exclusively responsible for payment of municipal and property taxes rates duties dues electric installation charges electric charges bill and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the owners' allocation the said rates to be apportioned pro-rata with reference to the saleable space in the building if any are levied on the building as whole.

7.3 The Owner(s) and Developer(s) shall punctually and regularly pay for their respective allocation the said rates and taxes (including service taxes and any other taxes) to the concerned authorities as levied by the Central or State Govt. or other Appropriate Authorities or otherwise as may be



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mutually agreed upon between the Owner(s) and the Developer(s). The owner(s) hereby agreed that he/she/they shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceeding instituted by any third party or against the owner(s) for the same the developer(s) will be entitled to get damages.

7.4 The owner(s) or his/her/their agents or representatives or any third party of the owners' behalf shall not do any act deed or things wherein the developer(s) shall be prevented from construction and completing of the said building or to sale out the flat/units to the intending purchaser/purchasers. If the developer(s) is prevented by the owner(s) without any reasonable and/or justified reason, then the owner(s) or his/her/ their legal representative(s) shall pay bound to indemnify the loss and pay damages with interest and such delay will not be calculated within the stipulated time.

ARTICLE – VIII. COMMON RESTRICTIONS

THE OWNERS' ALLOCATION AFTER POSSESSION IN THE PROPOSED BUILDING SHALL BE SUBJECT TO THE SAME RESTRICTION AND USE AS IT IS APPLICABLE TO THE DEVELOPER'S ALLOCATION RESPECTIVE POSSESSION IN THE BUILDING WHICH ARE FOLLOWS: -

8.1. Neither party shall use or permit to the use of the respective allocation in the building or any portion thereto for carrying on any obnoxious illegal and immoral trade or activities nor use thereto for any purpose, which may cause any nuisance or hazard to thè other occupies of the building.

8.2. Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alteration therein without previous written consent from the owner, developer or from the competent authority or from KMC authority concern in this behalf.



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8.3. Both parties shall abide by all laws, bye laws rules and regulations of the Government Statutory bodies and/or local bodies as the case may and shall be responsible for any deviation and/or breach of any of the said laws and regulations.

8.4. The respective allottee or their transferees shall keep the interior walls, sewers, drains pipe and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particulars so as not to cause any damage to the building or any other of them and/or the occupiers of the building indemnified from the against the consequence of any breach.

8.5. No goods or other items shall be kept by either party or their transferees for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free movement of user in the corridors and other places of common use in the building.

8.6. Neither party nor their transferees shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about be building or in the compounds corridors or any other portion or portions of the building.

8.7. Neither the parties or their transferees shall permit other agent with or without workmen and other at all reasonable times to enter into and upon each party's allocation and each part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining rebuilding and/or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down, maintaining,



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repairing and testing drains and water pipes and electric wires and for any similar purpose.

ARTICLE – IX. OWNER’S DUTY & INDEMNITY

9.1 The owner do hereby agrees and covenants with the Developer not to use cause any interference or hindrance in any manner during the construction and throughout the existence of this agreement of the said building at the said premises and if any such interference or hindrance is caused by the owner(s) or their heirs, agents, servants, representatives causing hindrance or impediments to such construction the owner will be liable to repay entire amount invested by the developer and amount will be settled by the parties amicably. The Developer on being satisfied with the Title of the Said Premises has agreed to come for the development of the Said Property as mentioned herein.

9.2 The owner or their legal representative(s) herein will have no right/ authority power to terminate and/or determinate this agreement within the stipulated period for construction of the building as well as till the date of disposal of all the flats/shops/units of the Developer’s allocation or as per the terms and conditions of this Agreement. If tried to do so then the owner(s) shall pay firstly total market price of the constructed area with damage together with interest on investment intimation for such intention.

9.1. It is agreed that the owner will not involve any of their workmen, contractor, agent or representative etc. or stag any constructional materials in the building for any type of constructional work if required in respect of the owners’ allocation in the building without any written consent from the Developer.

9.2. That the owner and their legal heirs hereby declare and undertake that upon the demise of the owner/one of the owners, the legal heir(s) of the said



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owner/owners will join the Development Agreement and also execute fresh Power of Attorney and also other required documents in favour of the Developer and also for the betterment of the project on the same terms and conditions mentioned herein.

ARTICLE - X. DEVELOPER'S DUTY

10.1. That the Developer hereby agree(s) and covenants with the Owner(s) not to do any act, deed or things whereby the Owner(s)/is/are prevented from enjoying selling disposing of the owners' allocation in the building at the said premises after delivery of Re-possession thereof to the owner(s) and also obtain Completion Certificate (C.C.)/Occupancy Certificate from the competent Authority at its own costs and expenses.

10.2. The Developer(s) hereby undertake/s to keep the Owner(s) indemnified against all third party claims and actions arising out of any sort of act or omissions of the Developer(s) in relating to the making of construction of the said building. The developer(s) shall also not interfere in any manner whatsoever to the sale proceeds and/or otherwise with regard to the owners' share or allocation and also not to claim any amount from the sale proceeds of the owners' allocation.

ARTICLE - XI. MISCELLANEOUS

11.1The Owner(s) and Developer(s) hereto have entered into this agreement purely as a contract and under no circumstance this agreement shall be treated as partnership by and between the parties and/or an Association of persons.

11.2 As and from the date of getting Completion Certificate of the building the developer(s) and/or its transferees and the owner(s) and/or his/her/their transferees shall be liable to pay and bear proportionate charges on account of ground rents and service tax and other taxes, charged



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by the Govt. or Semi Govt. or local authority concern. And the proportionate cost towards regular maintenance charges.

11.3 The building to be constructed by the developer(s) shall be made in accordance with the specification more fully and particulars mentioned and described in the schedule annexed in separate sheet which will be treated part of the agreement.

ARTICLE – XII. FORCE MAJEURE

12. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation is prevented by the existing of “Force Majeure” and shall be suspended from obligations during the duration of the Force Majeure, which also includes non-availability of Building materials due to Government Notifications or against notification or rules and regulations of the other appropriate authority and also includes mass stopping of work in the locality against notification or rules and regulations of the other appropriate authority.

In case agreement unless it is contrary or repugnant to the context.

- a) Singular shall include the plural and vice-versa.
- b) Masculine shall include the feminine and vice-versa.

SCHEDULE OF PROPERTY

.(Said Property)

All That piece and parcel of homestead land physically measuring about 7 Cottahs 7.5 Chittaks be the same or a little more or less, together with a very old and dilapidate residential building structure, lying and situated at Touzi No. 2833, Dihi Panchannagram, Divison 'C', Sub-division 'S', Mouza Kankulia, Pargana Khaspur and being known and identified as KMC Premises No. 4C, Prince Anwar Shah Road, under the jurisdiction of Police



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Station Charu Market and Post Office Tollygunge within KMC Ward No. 89
Kolkata-700033 butted and bounded as follows:

On the North: Tank
On the South: Prince Anwar Shah Road
On the East: Municipal Drain
On the West: Part of Premises 2, Prince Anwar Shah
Road.

(SPECIFICATION OF THE CONSTRUCTION)

(SPEIFICATIONS OF THE BUILDING)

Construction Technique: The building will have a R.C.C. framed construction with first class brick filler walls, rendered externally and internally with cement plaster and inside partition wall spunned with Plaster of Paris. The exterior walls be finished with high quality water proof cement paint.

Brick work:- All outside brick work with 1:6 cement mortar will be either 10" or 8" thick. All 5" thick brick work will be with 1:4 cement mortar- 3" brick work will be 1:4 cement mortar with the wire reinforcement in every 2nd brick layer.

1. **Flooring:** All rooms will be finished with Marble slab/rectified tiles and skirting.
2. Toilet floors would be finished with Marble slab/rectified tiles with White Ceramic tiled dado.



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3. **Kitchen Floor & Counter:** The Kitchen floor would be Marble slab / rectified tiles. White Ceramic tiled dado and kitchen counter will be finished with Black Granite.
4. **Joinery:** All door frames would be of approved timber with flush door shutters. Toilets and Balconies would have flush door shutters with marine ply.
5. **Windows:** All windows would be Aluminium windows with integrated grills.
6. **Sanitary & Plumbing:** All the sanitary work with hot and cold lines would be concealed type with approved G.I. and P.V.C. pipes. All sanitary fittings and fixtures will be best available quality (in accordance with Owner's approval).
7. **Water Supply:** K.M.C. water supply would be installed.
8. **Electrical Services:** All flats will be provided with necessary light, fan and plug points (5 & 15 amps) and wiring will be concealed type with approved conductors as per I.S. Code. All electrical line will be concealed with copper wire. Two light point one fan point, one plug point, for each bed room, two light point, two plug point and one telephone and cable point for drawing room, one light point, one exhaust Fan point, one geyser point in all bathroom and power line for washing machine, to be fitted in all bathroom, one light point, one exhaust fan point, two plug point for kitchen. One light point and one plug point in balcony.
9. **Bathrooms:-** One European type commode with one Jet spray, white P.V.C. Cistern, conceal water line with C.P. fittings, i.e. Stop cock. Angular stop cock, bib cock, shower all wall with 10" x 15" glazed



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tiles upto 6'ft. height. The floor will be marble fitting, Door will be water proof flush door Palla, one piece set up all C.P. fitting would be made by ISI marks. Cold and hot water provision will be provided in all toilet. Wash basin in all toilets will be provided.

DETAILS SPECIFICATION

1. **Cement** : L&T, Lafarge, Jay Pee, Idcol, Century, K. C. Super, Raymond,Grasim, Ambuja, Zuari or any other standard cement.
2. **Steel** : 1st Quality T.M.T. Rod confirming I.S. Code standard.
3. **Flooring** : Marble slab (High quality)/rectified tiles.
4. **Flush Door** : Green, Kitply, Globe, Summi, Wonder or any other ISI standard doors.
5. **Main Door** : Teak panel door.
6. **Windows** : 1st Quality Aluminium.
7. **Door Frame** : 1st Quality Saal wood.
8. **Wire (Copper)**: Anchor/Havell's/Finolex/Mescab/HPL or any ISI standard wire.
9. **Switch** : Crabtree/Roma/ABB/Siemens/HPL or any ISI Standard Modular switches.
10. **Circuit Breaker**: Havell's/ABB/Indo Asian/Standard/Siemens/HPL.



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11. **Glass** : Indo Ashai, Modi Guardian.
12. **Wall Tiles (White 8" x 12")**: Somani, Kajaria, Bell, Orient or any Ceramic Tiles or any other standard white tiles.
13. **Plumbing G.I. & P.V.C. Pipes**: Tata, Jindal, Surya, Supreme (only S.W. pipe & rain water pipe).
14. **Commode-Cistern, Basin** : Hindustan, Parry (White).
15. **Kitchen Sink** : Best available stainless steel sink (37" x 18").
16. **Kitchen Counter**: Black Granite.
17. **C.P. Bath Room & Kitchen fittings**: Jaquar, Grohe or any ISI standard fittings.
18. **Kitchen & Bath Room Floor** : Marble.
19. **Lift (4/5 Passengers)**: KONE/OTIS/GRJ elevator. Or Similar reputed make.
20. **Roof Treatment**: Water proofing treatment with Lime Terracing and Roof Tiles finish.
21. **EPABX** : Best available quality.
22. **Pump** : B.E., Hicson, Crompton, M.B.H.
23. **CCTV** : ZEBRONICS or any similar brand.



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24. **Car Parking space** : Kota stone/Tiles/Pavement Tiles

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

SIGNED SEALED AND DELIVERED

In the presence of the following

WITNESSES:-

1. Mohan Kumar Roy
D/621, Lake Gardens
Kolkata - 700045

2. Anisur Rahman
S/O Late Anisur Rahman
OF 2 PRINCE ANWAR
SHAH ROAD, KOLKATA - 700033



L
T
9

of Mangilal-Ara Begum

by the pen of
Subrata Mondal

SIGNATURE OF THE OWNER

RAMS NIKET
Sangeeta Roy
Proprietor

SIGNATURE OF THE DEVELOPER(s)

Drafted by me as per instructions of the Parties hereto

Read over and Explained by me and

Prepared in my office: -

Subrata Mondal
Advocate

Alipore Police Court
Kolkata - 700027

F.1328/2007

RAMS NIKET

Proprietor



DISTRICT SUB REGISTRAR III
SOUTH 24 PGS., ALIPORE
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MEMO OF CONSIDERATION

RECEIVED from the within mentioned Developer a sum of Rs.40,00,000/- (Rupees Fourty Lakhs only) as per memo below:

Memo

Sl	Particulars of payment	Amount(INR)
1	Kotak Mahindra Bank Gariabat Br	Rs 40,00,000/-
2	DD no:- 339300 28-07-2021	
	TOTAL	RS-40,00,000/-



L
T
S of Manzilat Ara Begum
by the pen of
Subrata Mondal

OWNER

Mrs. MANZILAT ARA BEGUM
(alias Manjula Ara Begum
alias Manjulat Ara Begum)

Witnesses :

1. Mohan Kumar Roy

2. Amrin Rehman



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SOUTH 24 PGS., ALIPORE
28 JUL 2021



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

Name

Signature



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

Name **MANZILAT ARA BEGUM**

Signature

L of Manzilat Ara Begum
T
S by the pen of Subrata Mondal



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

Name **SANGEETA Roy**

Signature **Sangeeta Roy**



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

Name

Signature **Subrata Mondal**



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE
28 JUL 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANGEETA ROY
RAJENDRA KUMAR ROY
16/12/1980

Permanent Account Number

AIRPR3313A

Sangeeta Roy
Signature





आयकर विभाग

INCOME TAX DEPARTMENT

MANZILAT ARA BEGUM
SYED MUNIR ALAM

05/06/1939

Permanent Account Number

BDCPB4456P

Manzilata Begum

Signature



भारत सरकार

GOVT. OF INDIA



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलपुर
नवी मुंबई-४०० ६१४.





ভারত সরকার

Government of India



সুব্রত মন্ডল
Subrata Mondal

জন্মতারিখ / DOB. 24/11/1983

পুরুষ / Male

6873 8964 9115



আমার আধার, আমার পরিচয়



ভারতীয় পরিচয়-প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: এমও: গোবিন্দ মন্ডল, 140
প্রিন্স আনওয়ার শাহ রোড, লেক
গার্ডেন, কোলকাতা, পশ্চিম বার্দেশ,
পশ্চিম বঙ্গ, 700045

Address: S/O: Gobinda Mondal,
140 PRINCE ANWAR SHAH
ROAD, Lake Gardens, Kolkata,
Lake Gardens, West Bengal,
700045

6873 8964 9115



1947



help@uidai.gov.in



www.uidai.gov.in



Major Information of the Deed

Deed No :	I-1603-05359/2021	Date of Registration	04/08/2021
Query No / Year	1603-2001231878/2021	Office where deed is registered	
Query Date	26/07/2021 1:41:56 AM	1603-2001231878/2021	
Applicant Name, Address & Other Details	Subrata Mondal Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9231662184, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 40,00,000/-]		
Set Forth value	Market Value		
Rs. 90,000/-	Rs. 3,14,79,891/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 40,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Charu Market, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr Anwar Shah Road, , Premises No: 4C, , Ward No: 089 Pin Code : 700033

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 7.5 Chatak	70,000/-	3,05,34,891/-	Width of Approach Road: 20 Ft.,
Grand Total :				12.3234Dec	70,000 /-	305,34,891 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1400 Sq Ft.	20,000/-	9,45,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1400 sq ft	20,000 /-	9,45,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Manzilat Ara Begum, (Alias: Mrs Manjula Ara Begum) Wife of Mr Anisur Rahaman 2 Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:- South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: BDxxxxxx6P, Aadhaar No: 40xxxxxxxx5097, Status :Individual, Executed by: Self, Date of Execution: 28/07/2021 , Admitted by: Self, Date of Admission: 28/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2021 , Admitted by: Self, Date of Admission: 28/07/2021 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>RAMS NIKET D/621 Lake Gardens, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 , PAN No.:: Alxxxxxx3A, Aadhaar No: 27xxxxxxxx3888, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs SANGEETA ROY (Presentant) Wife of Mr Mohan Kumar Roy D/621 Lake Gardens, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx3A, Aadhaar No: 27xxxxxxxx3888 Status : Representative, Representative of : RAMS NIKET (as proprietor)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Subrata Mondal Son of Mr Gobinda Mondal Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>			

Identifier Of Mrs Manzilat Ara Begum, Mrs SANGEETA ROY

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Manzilat Ara Begum	RAMS NIKET-12.3234 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs Manzilat Ara Begum	RAMS NIKET-1400.00000000 Sq Ft

On 28-07-2021

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

Presented for registration at 19:00 hrs on 28-07-2021, at the Private residence by Mrs SANGEETA ROY ,.

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 3,14,79,891/-

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

Execution is admitted on 28/07/2021 by Mrs Manzilat Ara Begum, Alias Mrs Manjula Ara Begum, Wife of Mr Anisur Rahaman, 2 Prince Anwar Shah Road, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Muslim, by Profession House wife

Indetified by Mr Subrata Mondal, , , Son of Mr Gobinda Mondal, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-07-2021 by Mrs SANGEETA ROY, proprietor, RAMS NIKET (Sole Proprietoship), D/621 Lake Gardens, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045

Indetified by Mr Subrata Mondal, , , Son of Mr Gobinda Mondal, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

On 29-07-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,053/- (B = Rs 40,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 40,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/07/2021 10:55AM with Govt. Ref. No: 192021220037961911 on 27-07-2021, Amount Rs: 40,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2693583292 on 27-07-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/07/2021 10:55AM with Govt. Ref. No: 192021220037961911 on 27-07-2021, Amount Rs: 75,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2693583292 on 27-07-2021, Head of Account 0030-02-103-003-02

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

On 04-08-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,053/- (B = Rs 40,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no AE5338, Amount: Rs.100/-, Date of Purchase: 22/01/2021, Vendor name: I Chakraborty



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 172399 to 172438
being No 160305359 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.08.18 16:55:36 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/08/18 04:55:36 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)