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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Verify that the document is admitted to registration. The signature sheet and the endorsement sheets attached with this document are the part of this document.

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Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

21 SEP 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 21st day of September, Two Thousand Twenty Two (2022).

BETWEEN

क्र. 5332
ता. 20 SEP 2022
मूल्य 500/-
क्रेता व नाम
प्लान नं. 1074
प्लान नं. 3253
प्लान नं. 8680

Uday Chandan Gayen (Adv)
High Court, Calcutta.

06 SEP 2022
998000



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Addl. District Sub-Registrar
Bihannagar, (Sail Lake City)

21 SEP 2022

Avijit Ghosh
S/o - Subhash Ghosh
Tegharia, P.O. - Jugberia
P.S. - Ghola Kol - 700140

Adhar no - 8680 1074 3253

(2)

1) SMT. SARMISTHA DAS, wife of Sri Shyamal Kumar Das, by Religion - Hindu, by occupation - Housewife, by Nationality - Indian, Aadhaar No.9048 6610 6730, PAN - **BZHPD5557L**, residing at 14, Amalangshu Sen Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata-700048, District -24 Parganas (North), West Bengal, AND **2) SMT. MOUMITA CHATTERJEE**, wife of Sri Khokan Chatterjee, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhaar No.5594 4823 1607, PAN - **AJTPC5982B**, residing at 127/1, Green Park, Block-'A', Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, District -24 Parganas (North), West Bengal, hereinafter jointly called and referred to as the "**OWNERS**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

A N D

ABODE RESIDENCY, a partnership firm, having its principal place of business at P-801, Lake Town, Block-A, Post Office & Police Station - Lake Town, Kolkata - 700 089, PAN - **ABPFA8803K**, represented by its partners namely **1) SRI KINKAR SAHA**, son of Late Haridas Saha, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhaar No.**6331 2149 8275**, PAN - **BCNPS6527E**, residing at 114, Dakshindarl Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, **2) SRI KHOKAN CHATTERJEE**, son of Late Nepal Chatterjee, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhaar No.**6960 9469 7279**, PAN -**ADOPC3514C**, residing at 127/1, Green Park, Block-'A', Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, **3) SRI SHYAMAL KUMAR DAS**, son of Late Gandhi Das, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhaar No.**4667 6191 6625**, PAN - **AEYPD7230F**, residing at 14, Amalangshu Sen Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, AND **4) SRI MADHABENDRA NATH**, son of Late Madanmohan Nath, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhaar No.**7443 7244 8031**, PAN - **ABIPN1600N**, residing at E.P.-171, Pallyshree Colony, (No.3), Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700048, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression

shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and/or assigns) of the **SECOND PART**.

WHEREAS by a registered Indenture, dated 20-05-1988, registered in the office of the Additional District Registrar, Barasat, North - 24 Parganas, recorded in Book No.I, Volume No.24, page 283 to 286, Being No.1789, for the year 1988, THE GOVERNOR STATE OF WEST BENGAL, the Donor therein, conveyed and transferred the property being ALL THAT piece or parcel of bastu land, measuring an area 2 (two) Cottahs 4 (four) Chittaks 39 (thirty nine) Square feet, more or less, lying and situate at Mouza - Dakshindari, J.L. No.25, comprised in C.S. Plot/Dag No.861(p), in E.P. No.175 (S.P.-229), within the jurisdiction of the South Dum Dum Municipality, Police Station - Lake Town, District North-24-Parganas, morefully and particularly described in the Schedule thereunder written, unto in favour of SMT. MAYA DUTTA, wife of Late Binay Bhusan Dutta, the Donee therein, absolutely and forever.

AND WHEREAS thereafter the said SMT. MAYA DUTTA, mutated her name in the records of the South Dum Dum Municipality and obtained Municipal Holding No.197, (formerly 137), S.K. Deb Road, Kolkata - 700048, after that constructed a two storied dwelling house upon the said land, as aforesaid, morefully and particularly described in the SCHEDULE hereunder written.

AND WHEREAS by a registered Deed of Gift, dated 12-12-2008, registered in the office of the District Sub-Registrar-II, North 24 Parganas, recorded in Book No.I, CD Volume No.42, pages from 3386 to 3402, Being No.12245, for the year 2010, the said SMT. MAYA DUTTA, wife of Late Binay Bhusan Dutta, the Donor therein, out of love and affection conveyed and transferred the property being ALL THAT one self contained Flat No.F2, on the Ground floor, South-West portion, measuring super built-up area 1000 (one thousand) Square feet, more or less, consisting of Three Bed Rooms, One Living-cum-Dining, One Kitchen, Two Toilets, One Verandah and One Puja Room, as contained in the building, lying and situated at Municipal Holding No.197 (formerly 137), S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Mouza - Dakshindari, J.L. No.25, comprised in C.S. Plot/Dag No.861(p), in E.P. No.175 (S.P.-229), in Municipal Ward No.31, within the jurisdiction of the South Dum Dum

Municipality, District North-24-Parganas, together with undivided proportionate share in the said land and the building thereon, together with other terms and conditions contained therein, morefully and particularly described in the Schedules thereunder written, unto in favour her daughter SMT. DIPALI CHOWDHURY, wife of Sri Subir Chowdhury, the Donee therein, absolutely and forever, thereafter the said SMT. DIPALI CHOWDHURY, mutated her name in the records of the South Dum Dum Municipality and obtained renumbered Municipal Holding No.197/1, S.K. Deb Road, Kolkata - 700 048, in respect of the said flat, as aforesaid, as absolute owner thereof.

AND WHEREAS by another registered Deed of Gift, dated 12-12-2008, registered in the office of the District Sub-Registrar-II, North 24 Parganas, recorded in Book No.I, CD Volume No.42, pages from 3403 to 3428, Being No.12246, for the year 2010, the said SMT. MAYA DUTTA, wife of Late Binay Bhusan Dutta, the Donor therein, out of love and affection conveyed and transferred the properties being (a) ALL THAT one self contained Flat No.F1, on the Ground floor, measuring super built-up area 300 (three hundred) Square feet, more or less, consisting of One Room, One Toilet and One Verandah, (b) ALL THAT one self contained Flat No.F3, on the First floor, measuring super built-up area 700 (seven hundred) Square feet, more or less, consisting of One Bed Room, One Living-cum-Dining, One Kitchen, One Toilet, and One Balcony, togetherwith adjoining open terrace, measuring an area 600 (six hundred) Square feet, more or less, and (c) ALL THAT open roof/terrace, on the First Floor, measuring an area 700 (seven hundred) Square feet, more or less, the aforesaid properties as contained in the building, lying and situated at Municipal Holding No.197 (formerly 137), S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Mouza - Dakshindari, J.L. No.25, comprised in C.S. Plot/Dag No.861(p), in E.P. No.175 (S.P.-229), in Municipal Ward No.31, within the jurisdiction of the South Dum Dum Municipality, District North-24-Parganas, together with undivided proportionate share in the said land and the building thereon, together with other terms and conditions contained therein, morefully and particularly described in the Schedules there under written, unto in favour her son SRI BIKASH DUTTA, son of Late Binay Bhusan Dutta, the Donee therein, absolutely and forever, thereafter the said SRI BIKASH DUTTA,

mutated his name in the records of the South Dum Dum Municipality and obtained renumbered Municipal Holding No.197/2, S.K. Deb Road, Kolkata - 700 048, in respect of the said properties, as aforesaid, as absolute owner thereof.

AND WHEREAS the said BIKASH DUTTA, died intestate on 04-09-2020, leaving him surviving his wife namely SMT. RUPA DUTTA and one daughter MISS. BIANCA DUTTA, as his only legal heiresses, successors and/or legal representatives to the estate left behind by him and, as such, after his death said SMT. RUPA DUTTA AND MISS. BIANCA DUTTA, together become the joint owners of the said properties, as aforesaid, by virtue of Inheritance, according to the Hindu Succession Act, 1956, as applicable thereto.

AND WHEREAS in the manner aforesaid, the said SMT. DIPALI CHOWDHURY, SMT. RUPA DUTTA AND MISS. BIANCA DUTTA, together became owners and absolutely seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of bastu land, measuring an area 2 (two) Cottahs 4 (four) Chittaks 39 (thirty nine) Square feet, more or less, together with partly two-storied building standing thereon, measuring total constructed area 1666 (one thousand six hundred sixty six) Square Feet, more or less, lying and situate at Municipal Holding Nos.197/1 and 197/2, S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Mouza - Dakshindarl, J.L. No.25, comprised in C.S./R.S. Plot/Dag No.861(p), in E.P. No.175 (S.P.-229), in Municipal Ward No.31, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, District -24 Parganas (North), free from all encumbrances and charges.

AND WHEREAS by a registered Deed of Conveyance, dated 29-04-2022, registered in the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.1504-2022, pages from 94363 to 94387, Being No.150401865, for the year 2022, the Owners herein namely SMT. SARMISTHA DAS, wife of Sri Shyamal Kumar Das, and SMT. MOUMITA CHATTERJEE, wife of Sri Khokan Chatterjee, jointly purchased ALL THAT piece or parcel of bastu land, measuring an area 2 (two) Cottahs 4 (four) Chittaks 39 (thirty nine) Square feet, more or less, together with partly two-storied building standing thereon, measuring total constructed area 1666 (one thousand

six hundred sixty six) Square Feet, more or less, lying and situate at Municipal Holding Nos.197/1 and 197/2, S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Mouza - Dakshindari, J.L. No.25, comprised in C.S./R.S. Plot/Dag No.861(p), in E.P. No.175 (S.P.-229), in Municipal Ward No.31, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, District -24 Parganas (North), morefully and particularly described in the Schedule thereunder written, from the said SMT. DIPALI CHOWDHURY, SMT. RUPA DUTTA AND MISS. BIANCA DUTTA, the Vendors therein, for a valuable consideration mention therein.

AND WHEREAS by virtue of the said Deed of Conveyance, as aforesaid, the Owners herein said SMT. SARMISTHA DAS AND SMT. MOUMITA CHATTERJEE, together become absolute owners and absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of bastu land, measuring an area 2 (two) Cottahs 4 (four) Chittaks 39 (thirty nine) Square feet, more or less, together with partly two-storied building standing thereon, measuring total constructed area 1666 (one thousand six hundred sixty six) Square Feet, more or less, lying and situate at Municipal Holding Nos.197/1 and 197/2, S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Mouza - Dakshindari, J.L. No.25, comprised in C.S./R.S. Plot/Dag No.861(p), in E.P. No.175 (S.P.-229), in Municipal Ward No.31, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, District -24 Parganas (North), hereinafter called the said "LAND/PROPERTY", morefully and particularly described in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS the Owners herein declare that the aforesaid property inter-alia containing the said land as aforesaid is free from all encumbrances, charges, liens and attachments, and there is no notice in existence respecting acquisition or requisition thereof by any Government or Semi Government Authorities or statutory or any other authorities.

AND WHEREAS land Owners herein jointly have decided to develop the aforesaid land (morefully and particularly described in the **FIRST SCHEDULE** hereunder written), the Developer the party of the Second Part herein, having offered proposal for development of the said land inter-alia including construction of a Multi-storeyed building upon the

same at its own cost in accordance with the building plan to be sanctioned by the South Dum Dum Municipality, with all its variation, for consideration as contained therein, and the Owners have agreed to, and/or accepted the Developer's proposal.

AND WHEREAS in pursuant to the said proposal of the Developer the party of the Second Part, and the Owners, the party of the First Part herein have agreed to cause to effect construction of a Multi-storeyed building upon the aforesaid plot of land for consideration as described hereinafter in details and the Developer the Party of the Second Part hereto has agreed to develop the said plot of land constructing a Multi-storeyed building thereon as per terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH and it is hereby and hereunder agreed by and between the parties as follows :

ARTICLE - I : DEFINITIONS

Unless it is repugnant or inconsistent with the context of these presents:

1. **OWNERS** shall mean **1) SMT. SARMISTHA DAS**, wife of Sri Shyamal Kumar Das, by Religion - Hindu, by occupation - Housewife, by Nationality - Indian, Aadhaar No.9048 6610 6730, PAN - **BZHPD5557L**, residing at 14, Amalangshu Sen Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata-700048, District -24 Parganas (North), West Bengal, **AND 2) SMT. MOUMITA CHATTERJEE**, wife of Sri Khokan Chatterjee, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhaar No.5594 4823 1607, PAN - **AJTPC5982B**, residing at 127/1, Green Park, Block-'A', Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, District -24 Parganas (North), West Bengal.
2. **DEVELOPER** shall mean **ABODE RESIDENCY**, a partnership firm, having its principal place of business at P-801, Lake Town, Block-A, Post Office & Police Station - Lake Town, Kolkata - 700 089, PAN - **ABPFA8803K**, represented by its partners namely **1) SRI KINKAR SAHA**, son of Late Haridas Saha, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhaar No.6331 2149 8275, PAN - **BCNPS6527E**, residing at 114, Dakshindari

Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, 2) **SRI KHOKAN CHATTERJEE**, son of Late Nepal Chatterjee, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhaar No. **6960 9469 7279**, PAN - **ADOPC3514C**, residing at 127/1, Green Park, Block-'A', Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, 3) **SRI SHYAMAL KUMAR DAS**, son of Late Gandhi Das, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhaar No. **4667 6191 6625**, PAN - **AEYPD7230F**, residing at 14, Amalangshu Sen Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, AND 4) **SRI MADHABENDRA NATH**, son of Late Madanmohan Nath, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhaar No. **7443 7244 8031**, PAN - **ABIPN1600N**, residing at E.P.-171, Pallyshree Colony, (No.3), Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700048.

3. **SAID LAND** shall mean the land, morefully and particularly described in the **FIRST SCHEDULE** hereunder written.
4. **ARCHITECTS** shall mean the Architect to be appointed by the Developer or such other Architect during the material time of construction of the proposed building or process or progress thereof being appointed by the Developer.
5. **BUILDING/PREMISES** shall mean and include the Multi-storeyed building to be constructed upon the said land, in accordance with the building plan required to be duly sanctioned by the South Dum Dum Municipality including all its variation.
6. **COMMON AREAS** shall mean those of the common areas and facilities mentioned and specified in **SECOND SCHEDULE** hereunder written, and declared and expressed by the Owners for common use and enjoyment of co-owners within the building.
7. **COMMON EXPENSES** shall mean and include the cost of operating, up-keeping and maintaining the building to be constructed as aforesaid as and when required in connection with common services and facilities relating to the building, and shall further include all taxes, charges, salaries, premiums and other

expenses payable in respect thereof or incidental thereto as fully described in the **THIRD SCHEDULE** hereunder written.

8. **UNDIVIDED SHARE** shall mean undivided variable and impartable proportionate share in the land attributable and allocable to any unit/units within the building as aforesaid to be determined in relation to the area of the respective unit/ units.
9. **BUILT-UP AREA** shall mean and include in relation to the said flat or any other unit, according to the context, the built-up/plinth area of the concerned unit, including the thickness of the external and internal walls thereof and columns therein, (In case any wall or column be common between two units one half of the area covering such wall or column shall be included in the area of each such Unit as part or portion thereof) together with proportionate share respecting such unit in staircase, lift and landing.
10. **BUILDING PLAN** shall mean the plan inter-alia touching the construction of the building and contents thereof in the shape of flats, shop, car parking spaces and other spaces including variations therein as permissible and modification/s thereof, if any, as well, requiring to be sanctioned by the South Dum Dum Municipality in the name of the Owners, at the cost of the Developer and other statutory variation including such modification/s or variations therein as may be required to be made or directed by the South Dum Dum Municipality and agreed by the Owners.
11. **TRANSFER** with its grammatical variations shall include a transfer by possession and by other lawful means adopted for effecting transfer inter-alia of flats/units in the Multi-storeyed building to be constructed under the project and inter-alia relate to transfer of the Developer's part or share of constructed areas within allocation meant for the Developer or its nominee or nominees, if any, in the building to be constructed or portions or portions thereof to the intending purchaser/s thereof. -
12. **TRANSFEREES** shall mean the purchaser/s to whom any flat, car parking space and/or other space or spaces in the said building will be transferred.

13. **UNIT** shall mean Flats, Shop, Car Parking Spaces and other spaces within the building, on or at the said premises, each of them being part thereof, in fact.

ARTICLE - II

1. **OWNERS' SHARE OR ALLOCATION** shall mean that the Owners together shall get flats/units in the said proposed Multi-storeyed building, in forms as under :—

- a) Entire Ground floor, in the forms of flats/units, complete in habitable condition.
- b) Entire First floor, in the forms of flats/units, complete in habitable condition.
- c) Entire Fourth floor, in the forms of flats/units, complete in habitable condition.

The aforesaid flats/units, as contained in the proposed building, lying and situate at Municipal Holding Nos.197/1 and 197/2, S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Municipal Ward No.31, within the jurisdiction of the South Dum Dum Municipality, District -24 Parganas (North), including undivided proportionate share of the said land where on the said building shall be constructed as well as of all common spaces/land of said holding with right to use common portions thereof, and/or facilities within the said building.

2. **DEVELOPER'S SHARE OR ALLOCATION** shall mean remaining constructed area of the proposed Multi-storeyed building, in form of different flats/units, as contained in the building, lying and situate at Municipal Holding Nos.197/1 and 197/2, S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Municipal Ward No.31, within the jurisdiction of the South Dum Dum Municipality, District - 24 Parganas (North), togetherwith undivided proportionate share of the said land where on the said building shall be constructed as well as of all common spaces/land of said holding with right to use common portion thereof, and/or facilities within the said building, excluding the Owners' share and allocation therein as mentioned above, (hereinafter referred to as the "Developer's Allocation").

Subject to Owners having their allocation or share or part within the building togetherwith their proportionate share respecting the same

the Owners do hereby grant exclusive right to Developer to construct at its cost as agreed a Multi-storeyed building on the said plot of land, morefully and particularly described in the FIRST SCHEDULE hereunder written, and also authorize the Developer herein to sell its portion within its allocation to the Intending purchaser or purchasers to be selected by the Developer herein only being reckoned as its nominee or nominees as well.

ARTICLE - III : BUILDING

1. The Developer, as agreed shall at its own cost and expenses construct at the said premises a Multi-storeyed building according to the specification mentioned in the FOURTH SCHEDULE hereunder written in accordance with the plan so to be sanctioned by the South Dum Dum Municipality, with all its variation, in compliance with all Municipal Rules, Regulations and provisions. The building to be constructed shall be made of good standard quality building materials and workmanship, without using substandard materials, and all such specifications, materials fixtures and fittings as shall be required therefore shall be approved of and/or certified by qualified Architect or Architects.
2. Subject to approval of the Developer, and the qualified Architect as shall be engaged by the Developer for construction of the building under the project such building materials being approved by the Developer the approval thereof by the Developer's architect shall be final and binding upon the parties. Any of such materials, however, shall not be of low or inferior quality the user whereof may cause defect or damage to the building under the project so that the proposed building does not suffer from any defect or damage for user or application of substandard building materials.
3. The Developer shall install and erect in the said Multi-storeyed building at its own cost and expenses soll-test pumps for safety, water storage tanks and overhead reservoirs togetherwith other arrangements as shall be required to be provided in the building containing flats, shops, car parking space and other spaces to be constructed in connection with the same being permitted by Municipality concerned.
4. The Developer shall at its own cost and expenses and without creating any financial or other liability upon the Owners shall

construct and complete the Multi-storeyed building upon the aforesaid land.

ARTICLE – IV : DEVELOPER'S OBLIGATIONS

1. The Developer hereby agreed and covenant with the Owners not to transfer or assign the benefits of this Agreement or any part thereof without the consent in writing of the Owners. No consent shall require from the Owners on the part of the Developer to transfer and assign the benefit of the Developer's allocation to the intending purchaser or purchasers thereof.
2. The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners may be prevented from enjoying or selling/assigning, and/or disposing of any of the portions within the Owners' allocation in the building.
3. The Developer hereby declare that the construction of the proposed building shall be completed, and the Owners' allocation therein as agreed shall be handover to the Owners within 24 (twenty four) months from the date of sanction of building plan, or actual delivery of vacant peaceful physical possession will be handed over to the Developer herein for the purpose of construction as agreed, whichever is later, in-lieu of their land, subject to extension thereof for further six months by way of grace, if so required.
4. It is agreed that in the event of any damage or injury arising out of accidents resulting from carelessness of the workmen or other, victimizing such workmen or any other persons whatsoever or causing any harm to the property during the course of construction of the Multi-storeyed building under the development project the Developer shall have all the responsibility, and liability therefore, and shall keep the Owners, their estate and effects safe and harmless agreeing to indemnify all claims, damages, rights and actions in respect of such eventualities.
5. The Developer undertakes to bear all cost and expenses for the construction of the Multi-storeyed building proposed to be constructed at the said premises.
6. The Owners shall not be responsible for any Income tax and other taxes in respect of the Developer's allocation in the proposed building.

7. The Developer undertakes to deliver the portion under allocation of the Owners before disposal of any other portions, the Owners having the right of the first instance in such respect, provided, however, that upon completion of the building and upon notice as shall be issued by the Developer requiring the Owners to take delivery of possession of their allocations if for any reason the Owners fail to do so within thirty days from the date of issuance of such notice the same shall not stand as a bar to the Developer's making delivery of the portion within its allocation or any part thereof unto others according to its will or to disposal of any portion out of its allocation to any intending purchaser or purchasers thereof.

ARTICLE - V : OWNERS' OBLIGATIONS

1. The Owners undertake to deliver the possession of the said land, (morefully and particularly described in the FIRST SCHEDULE hereunder written) to the Developer within one month from the date of execution hereof.
2. The Owners have agreed to sign all papers and documents for the building plan so to be prepared by the Architect appointed by the Developer for submission to the South Dum Dum Municipality for necessary sanction thereof. The Owners shall also authorize the Developer to do and perform all works and to sign all papers and documents including the building plan as would be necessary for sanction of the building plan by executing necessary power of Attorney or any indenture relating to the same in favour of the Developer.
3. Subject to preceding clauses, the Owners hereby grant exclusive license and permission to the Developer to construct, erect and complete the proposed building on the said land, in accordance with the building plan, to be sanctioned for construction of the building under the project.
4. The Developer at its own cost shall submit the building plan before the South Dum Dum Municipality, appropriate Government and/or other authorities for sanction or approval of the plan required for the construction of the building on the premises, and pursue the same from time to time. The Developer shall comply with all the

formalities require for all changes to be made in the building plan being required by the South Dum Dum Municipality, and/or other statutory authority, being Governmental or other authorities as aforesaid, and shall comply with requirements for any sanction, permission, clearance, or approval as aforesaid, subject to full co-operation of the Owners thereof.

5. The Developer shall be entitled to erect and/or construct the proposed building with rights to transfer or otherwise deal with or dispose of its allocation or portions thereof, and the Owners shall not in any way interfere with or disturb, quiet and peaceful possession of the Developer's allocation mentioned as aforesaid.
6. The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction work of the said building on the said plot of land subject to condition that the Developer shall comply with building rules and use good quality building materials.
7. The Owners hereby agree and covenant with the Developer that they will not to do any act deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocation and/or selecting the person in whose favour the Developer shall sell/transfer the Developer's allocation.
8. The Owners hereby agree and covenant with the Developer not to sell, let out, grant, lease, mortgage, encumber and/or charge the said plot of land or any portion thereof as per terms of this agreement.
9. That the Owners undertake that during the continuance of this agreement they shall not enter into any Development or Sale agreement with the third party in respect of the said land or any part thereof but the land Owners shall have every right to enter into agreements including sell agreement in respect of the Owners' allocation mentioned above of the said proposed Multi-storeyed building.
10. The Owners further shall not be entitled to claim any area and/or amount of sale proceed of the Developer's allocated portion mentioned above, nor shall be entitled to claim any share in the amount of sale proceeds from the intending purchaser or

purchasers of Developer's allocated portion thereof, as may be received by the Developer herein.

11. The Developer shall be entitled to fix the sign board on the said property, for advertisement and insertions in news papers and other advertising media for making the project known to the public and both the parties herein jointly choose a name for the Multi-storeyed building to be constructed under the project it being so agreed by the parties hereto.
12. It is agreed that the Developer shall be entitled to enter into any agreement for sale in respect of Developer's allocation to different prospective buyers thereof, and to sell out portions there under in the shape of flats, car parking spaces and other spaces to the prospective buyers against such monetary consideration which shall be determined solely by Developer, and in such matter and in the matter of receipt of booking and/or earnest money and also balance consideration money from the intending buyers of any portion within the Developer's allocation or of different portions within the allocation of the Developer the Owners shall not interfere in any manner whatsoever.
13. Simultaneously with the execution hereof the Owners herein handover all original documents relating to the land morefully and particularly described in the First Schedule hereunder written, to the Developer herein and the Developer herein will return the said documents to the Owners or Association within the building after satisfaction of the Development Agreement as envisaged.
14. The Owners shall execute a Registered Development Power of Attorney authorizing the Developer herein to develop the said land and to appoint Architect, Labour and to obtain electricity, water, sewerage, drain from the South Dum Dum Municipality and CESC and to sign any agreement for sale, deed of conveyance or conveyances and/or deeds for transfer to the Developer's allocation within the building or any part thereof to the intending purchaser or purchasers, who shall be nominated by the Developer herein.
15. If the Owners herein die during the continuance of the agreement all their heirs and/or legal representatives shall be bound to abide by the terms hereof and if required by the Developer, shall sign

necessary papers and/or documents in execution thereof either for inclusion thereof in this agreement or for continuity and/or modification hereof as per requirements of the Developer without any right to back out from such obligations in any manner whatsoever.

16. The Owners undertake that their constituted attorney shall execute agreement or agreements for sale, and cause to registrar proper Deed or Deeds or conveyance or conveyances for sale of the Developer's allocation or any part thereof in favour of the intending purchaser or purchasers nominated by the Developer for such transfer or sale thereof the same being within the Developer's allocation and the Developer shall also join as a necessary party to the said Deed or Deeds.
17. It is agreed that upon completion of the proposed Multi-storied building, and also upon hand over the possession of the Owners' allocations by the Developer all proportionate levies and taxes which will be finally assessed by the Municipality, relating to the Owners' allocated portion in the proposed Multi-storied building shall be paid by the Owners.
18. The land Owners shall not be entitled to claim any other portion or portions of the constructed area of the proposed Multi-storied building and any excess areas except the Owners' allocated portion in the said proposed building from the Developer.
19. The Owners undertake not to do any acts, deeds, matter and things, against the Developer which will obstruct the Developer from carrying out the job of construction. If Owners do the same against the Developer and for that reasons the construction work is delayed and/or stopped, in that event Developer shall be entitled to claim the cost of construction carried out by the Developer upto the date of stop work and also will be entitled to additional compensation which assessed by or registered valuer to be appointed by the Developer.
20. After the expiry of thirty days subsequent to the receipt of possession notice, the Owners shall pay to the Flat/Unit Owners' Association proportionate service charges, maintenance, expenses or any other proportionate shares towards the repair, maintenance

of common space, fixtures, electricity consumption, sewerage, plumbing etc.

ARTICLE – VI : OWNERS' RIGHT

The Owners shall be entitled to transfer and otherwise deal with the Owners' allocations of the building to any person/persons and intending purchaser or purchasers in any manner with the assistance of the Developer if necessary.

ARTICLE – VII : DEVELOPER'S RIGHT

1. The Developer will hold and possess the said land as exclusive licensee, and shall have authority to construct the building on the said plot of land, at its own cost and expenses, as per building plan, sanctioned by the South Dum Dum Municipality, with its all variation.
2. If any amendment or modification is to be required in the said building plan, the same shall be done by the Developer at its own cost and expenses on behalf of the Owners and the Developer will pay and bear all fees including Architect's fees required to be paid or deposited for such amendment and/or modifications of the building plan, if necessary, provided however, that such amendments or modifications would not prejudice the Owners in any manner whatsoever.
3. The Developer shall be entitled to enter into agreement with intending purchaser or purchasers for selling Developer's allocation within the building to be constructed under the project or portion thereof containing flats/units etc., settling terms therefore with the prospective buyers therefore and the Owners may join and/or sign and execute such Agreements for sale of such flats/units as a necessary party without making any objection to enable the Developer to sell its allotted portion togetherwith undivided proportionate share in the land below the same to the said intending buyers subject to requirements by the Developer.
4. The Developer shall also be entitled to accept money by way of consideration price of the said flats/units, car parking spaces and other spaces, from the prospective buyers in respect of Developer's allotted portion, and/or share in the said proposed building with Flats, car parking spaces and other spaces as referred to as

- saleable areas, and can issue receipt in its name acknowledging such receipts in terms of this agreement without making the Owners liable or accountable for the same at any point of time.
5. Nothing in these presents shall be constructed as demise or assignment or conveyance in law by the Owners on the said plot or any part thereof to the Developer, or is creating any right, title or interest in respect thereof to the Developer other than an exclusive licensee to the Developer to commercially exploit the said plot and to deal with the Developer's allocation area in the building in the manner herein stated.
 6. That the land Owners are not liable or responsible for any dispute between the Developer and intending purchaser and/or purchasers of Developer's allocation and if the said land be effected due to said dispute in that case the Developer shall be liable to compensate for the same.
 7. The Developer shall have right to amalgamate the adjoining land with the aforesaid land and the Owners have agreed to sign and execute all papers, deeds and documents and represent them before the registrar or any registration office for the purpose of registration of Deed for Amalgamation and shall not raise any objection for the same, and shall not be entitled to claim any benefit for such amalgamation.

ARTICLE - VIII : MISCELLANEOUS

1. It is understood that from time to time facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer wherefor the Developer may need the authority, of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein. The Owners hereby undertake to do all such, acts, deeds, matters and things, and if necessary, shall execute necessary papers/instruments as may be required by the Developer for the purpose if the same do not in any way infringe and/or affect the rights and interest of the Owners in respect of the said plot and/or Owners' allocation and/or do not go against the spirit of this Agreement.

2. Any Notice required to be given by the Developer shall be deemed to have been served upon the Owners if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledged due and shall likewise be deemed to have been served on the Developer, if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgment due to the Developer.
3. The Developer shall have exclusive right for the management and/or administration of the said building and/or common parts and facilities thereof and for due observance thereof by the intending purchaser or purchasers of different flats/units in the building to be constructed under the project including all its out goings like common maintenance, Municipal taxes, salaries payable to Darwan and sweepers, common electricity bills as against illumination common passage, running of pump, operating of and repairs of sanitary installation, plumbing, pump, etc., and white wash, and other items required for due maintenance of the building and/or common services until obtainment of Occupancy Certificate.
4. Any dispute or difference which may arise between the parties or their nominee or representative with regard to the construction meaning and effect of this Agreement or any part thereof, or respecting the construction or any other matters relating to the construction shall be governed by Civil Law of land under the provisions of Specific Relief Act.
5. Upon obtaining delivery of possession of the said plot of land togetherwith the existing structure standing thereon the Developer shall be entitled to demolish the existing structure and all the building materials as shall be available from the said building, and the sale proceeds thereof shall be exclusive property of the Developer. The Owners shall not have any claim and/or right to and/or say in the matter of demolition of the said building, and the materials available there from, and the sale proceeds thereof.
6. The allotments of the flat to be provided to the Owners' allocation as aforesaid shall be fixed and/or determined by the Owners only on mutual settlement as such the Developer shall not be responsible therefore in any manner whatsoever, and the

possession of the Owners being agreed to be fixed for good, by and between Owners entering into agreement and/or arrangements, by and between them for the purpose of determinations of flats and possession of the Owners in no way shall case stoppage or postponement sale or transfer of Developer's allocation any notice whereof.

ARTICLE – IX : INDEMNIFICATION BY THE OWNERS

1. The Owners hereby undertake for indemnifying the Developer in case of any unreasonable hindrance on its part as may stand as a bar to the Developer's being entitled to the allocation in the building under the project the project being unreasonably obstructed by the acts and conducts of the Owners as against the provisions hereof declaring that the Developer shall be entitled to the construction under the project and enjoy its allocation without any interference or disturbance subject to its performing, observing and/or fulfilling all the terms herein contained and/or the obligations hereunder to be performed by the Developer.
2. The Owners further undertake to indemnify the Developer in case the Developer suffer any loss for in defect in their title to the property or for charges or encumbrances thereon in any manner whatsoever, declaring that neither they nor their predecessors, predecessors-in-interest ever executed any instrument in respect of the Developer's allocation under this agreement, and if there be such instrument shall have no force and shall not entitle the Owners at all and/or their legal representatives to take advantage thereof in any manner whatsoever.

ARTICLE – X : INDEMNIFICATION BY THE DEVELOPER

1. The Developer hereby undertakes not to make the Owners liable for and to compensate them and/or against all third party's claims and actions resulting from any act or conduct or omission or commission of offence touching construction of the said building.
2. The Developer hereby undertakes to indemnify and keep the Owners indemnified from and against all actions, suits, costs, proceeding and claims and demands that may arise touching the allocation of the Owners or that of the Developer in connection with development work involved in the project inter-alia inclusive of

construction of the building thereunder and/or any defect therein as may result in such consequences causing the Owners to suffer therefrom in any manner whatsoever.

ARTICLE - XI FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent of its performance of relative obligations herein being prevented by the existence of force majeure which shall remain suspended for the time being, entitling them to be suspended from their obligations during the duration of the force majeure.
2. Force majeure shall mean earthquake, riot, storm, tempest, civil commotion Govt. Guidelines in respect of any pandemic or any other matter etc. which is beyond the control of any of the parties.

FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of bastu land, measuring an area 2 (two) Cottahs 4 (four) Chittaks 39 (thirty nine) Square feet, more or less, together with partly two-storied building standing thereon, measuring total constructed area 1666 (one thousand six hundred sixty six) Square Feet, more or less, lying and situate at Municipal Holding Nos.197/1 and 197/2, S.K. Deb Road, (Road Zone - Jyoti Mill to TB Hospital), Police Station - Lake Town, Kolkata - 700 048, in Mouza - Dakshindari, J.L. No.25, comprised in C.S./R.S. Plot/Dag No.861(p), in E.P. No.175 (S.P.-229), in Municipal Ward No.31, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, District -24 Parganas (North), butted and bounded as follows: —

ON THE NORTH	:	By E.P. No.174;
ON THE SOUTH	:	By E.P. No.176;
ON THE EAST	:	By 30'-0" wide S.K. Deb Road;
ON THE WEST	:	By 16'-0" wide Colony Road.

SECOND SCHEDULE ABOVE REFERRED TO:

THE OWNERS AND THE PURCHASER OR PURCHASERS ENTITLED TO COMMON USER OF THE COMMON AREAS AND THE COMMON PARTS MENTIONED IN THIS INDENTURE SHALL INCLUDE:

1. Stair cases on all the floors and lift facilities.
2. Stair cases landing on all floors.

3. Main gate of the said building/premises and common passage and lobby on the Ground Floor to Top floor.
4. Water pumps, water Tank, water pipes and overhead tank on the ultimate roof, and other common plumbing installation and also pump.
5. Installation of common services Viz. electricity, water pipes, sewerage, rain water pipes.
6. Lighting in common space, passage, staircase including electric meter fittings.
7. Common Electric meter and box.
8. Electric wiring, meter for lighting stair cases, lobbies and other common areas (excluding those as are installed for any particular flat) and space required thereof, common walls in between the unit, and any other unit beside the same on any side thereof.
9. Windows, Doors, Grills and other fittings of the common areas of the premises.
10. Such other common parts, areas equipment, installation, fixtures, fittings, covered and open space in or about the said premises of the building as are necessary for use and occupancy of the units.
11. Electrical wirings, meters (excluding those installed for any particular UNIT).
12. Lift and its accessories.
13. GENERAL COMMON ELEMENTS of all appurtenances and facilities and other items which are not part of the said 'UNIT'
 - a. All private ways, curves, side-walls and areas of the said premises.
 - b. Exterior conduits, utility lines, underground storage tanks.
 - c. Public connection, meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services, and located outside the building.

- d. Exterior lighting and other facilities necessary to the upkeep and safety of the said building.
- e. All elevations including shafts, shaft walls, machine rooms and facilities.
- f. All other facilities or elements or any improvement outside the flat but upon the said building which is necessary for or convenient to the existence, management, operation, maintenance and safety of the building or normally in common use.
- g. The foundation, corridor, lobbies, stairways Entrance and exists, Path ways, Footings, Columns, Girders, Beams, Supports, and exterior walls beyond the said 'UNIT', side or interior load bearing walls within the building or concrete floor slab except the roof slab and all concrete ceiling and all staircase in the said building.
- h. Utility lines, telephone and electrical systems contained within the said building.
- i. The ultimate roof or terrace including structure in the said building will jointly be undivided property among the Owners and the owners and the intending Purchaser or purchasers of different units, subject to limitation, if any, to their such rights of the said building, the purchaser or purchasers being together entitled to use and enjoy the ultimate roof and/or terrace with the Owners, intending purchaser or purchaser without causing inconvenience to one another.

THIRD SCHEDULE ABOVE REFERRED TO:

THE OWNERS AND THE PURCHASER OR PURCHASERS WITHIN THE BUILDING SHALL HAVE TO BEAR PROPORTIONATELY:

- 1. The expenses of administration, maintaining, repair, replacement of the common parts, equipments, accessories, common areas, and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary walls, entrance, the stair cases, the landing, the gutters, rainwater pipes, motors, pumps, water, gas pipe, electric wiring, installations, sewerages, drains and all other common parts, fixtures, fittings and

equipments, in, under or upon the building enjoyed or used in common by the owner, Developer and intending purchaser or other occupiers thereof.

2. The cost of clearing, maintaining and lighting the main entrance, passage, landings, stair case and other parts of the building as shall be enjoyed or used in common by the occupiers of the said building.
3. The cost and charges reasonably required for the maintenance of the building and for keeping strict vigilance round the clock and other incidental expenses relating thereto.
4. The cost of decorating the exterior of the building.
5. The cost of repairing and maintenance of water pump, electrical installations, over lights and services charges, and suppliers of common utilities.
6. Insurance premium, if any, for insuring the building against any damage due to earthquake, fire, lightning, civil commotion, etc.
7. Municipal taxes, Multi-storeyed building tax, if any, and other similar taxes save those separately assessed on the respective UNIT.
8. Litigation expenses as may be necessary for protecting the right, title and possession of the land and building.
9. Such other expenses as are necessary or incidental expenses for maintenance and up-keep of the building and Govt. duties, as may be determined by the flat and/or Unit Owners' Association, as shall be formed by the Unit-Owners, as soon as possible for the purpose or purposes as aforesaid, such formation of Association thereof in accordance with the provisions of West Bengal Apartment Ownership Act and bye Laws thereof as amended from time to time being obligatory on their part in the fullest legal sense of the term.
10. The share of the Owners, and intending purchaser or purchasers in such common expenses shall be generally proportionate in accordance with the liability of any unit, as against the total amount as may be incurred in any of the heads of such expenses

with the proportion of the areas within the same as against the total areas within the proposed building to be covered thereunder.

FOURTH SCHEDULE ABOVE REFERRED TO:

SPECIFICATIONS

1. Structure - R.C.C. framed structured with R.C.C. columns and beams.
2. Floor - Entire floor made of Marble finished.
3. Inside Walls - Finished with wall putty.
4. Outside Walls - Outside wall (8"/5") brick work with required cement sand mortar.
5. Doors & Windows - All door frames will be wooden and all door shutter will be standard quality 32mm thick flush type commercial doors, with necessary fittings. Toilets will be P.V.C. door. All windows will be Aluminum with glass fitting with M.S. Grill.
6. Electrical Wiring - Concealed with copper wire with necessary electrical points.
7. Toilet - One Indian type pan or Western type commode, wall will be provided Glazed tiles upto door height from floor level, one loft will be provided for one flat.
8. Kitchen- Black stone cooking platform on the kitchen and glazed tiles upto window height from the kitchen platform and one steel sink.
9. Stair case - Lighting arrangement and wall will be finish by wall putty.
10. Plumbing - Concealed GI/PVC pipe lines in Toilets and Kitchen, CP pillar cocks and bib cocks, brass stop cocks, outside water lines exposed PVC pipe. CI soil lines, PVC rain water lines, white porcelain one white Anglo Indian pan/commode with PVC cistern, one wash basin in each flat PVC cistern.

IN WITNESS WHEREOF both the parties hereto Owners and Developer have executed this Agreement for the aforesaid plot of land under their respective signatures on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
BY THE OWNERS AND THE DEVELOPER
AT KOLKATA
IN THE PRESENCE OF:

1. *Uday Chandra Gayen*

Sarmistha Das

1) SMT. SARMISTHA DAS

2. *Arijit Ghosh*
Tegharia, Jugberia,
P.S. Bhala.

Moumita Chatterjee

2) SMT. MOUMITA CHATTERJEE
..... OWNERS/FIRST PART

ABODE RESIDENCY

Kinkar Saha

Partner

1) SRI KINKAR SAHA

ABODE RESIDENCY

Khokan Chatterjee

2) SRI KHOKAN CHATTERJEE

ABODE RESIDENCY

Shyamal Kumar Das

Partner

3) SRI SHYAMAL KUMAR DAS

ABODE RESIDENCY

Madhabendra Nath

Partner

4) SRI MADHABENDRA NATH
ALL PARTNERS OF
ABODE RESIDENCY
..... DEVELOPER/FIRST PART

Drafted by :

Uday Chandra Gayen

Uday Chandra Gayen
Advocate
High Court, Calcutta.
Reg. No. WB/1430/2002



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

GRN Details

GRN: 192022230125062311 Payment Mode: Online Payment
GRN Date: 20/09/2022 18:31:52 Bank/Gateway: State Bank of India
BRN : CKU8160997 BRN Date: 20/09/2022 18:32:48
Payment Status: Successful Payment Ref. No: 2002815787/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: BISWAS CONSULTANCY
Address: 101C SOUTH SINTHEE ROAD
Mobile: 9239880397
Depositor Status: Others
Query No: 2002815787
Applicant's Name: Mr Uday Chandra Gayen
Identification No: 2002815787/1/2022
Remarks: Sale, Development Agreement or Construction agreement

T - 4005/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002815787/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	9520
2	2002815787/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				9541












N WORDS: NINE THOUSAND FIVE HUNDRED FORTY ONE ONLY.














Signature of the
executants/Presentants

Under Rule 44A of the I.R. Act 1908
SPECIMEN FOR TEN FINGERS PRINT


	<i>Sapmishtha Das</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
			Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand						


	<i>Mounmita Chatterjee</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
			Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand						


	<i>Anirban Baha</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
			Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand						

Signature of the
executants/Presenttants

Under Rule 44A of the I.R. Act 1908
SPECIMEN FOR TEN FINGERS PRINT

	<i>Ksh. Chatterjee</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

	<i>Snyamal Kumar Das</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

	<i>Madhulendra Nath</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Major Information of the Deed

Deed No :	I-1504-04005/2022	Date of Registration	21/09/2022
Query No / Year	1504-2002815787/2022	Office where deed is registered	
Query Date	20/09/2022 11:44:16 AM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Uday Chandra Gayen 15/1, Sadhana Ausadhalaya Road, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700048, Mobile No. : 8910963931, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 69,89,756/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



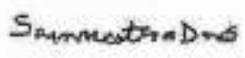


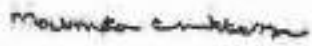
District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: S.K.Deb Road.(Jyotimill to TB Hospital), Mouza: Dakshindari, , Ward No: 31 JI No: 25, Pin Code : 700048

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-861		Bastu	Bastu	2 Katha 4 Chatak 39 Sq Ft	1/-	59,10,188/-	Width of Approach Road: 30 Ft.
Grand Total :					3.8019Dec	1 /-	59,10,188 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1666 Sq Ft.	1/-	10,79,568/-	Structure Type: Structure
Gr. Floor, Area of floor : 1082 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 13 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 584 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 13 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1666 sq ft	1 /-	10,79,568 /-	













Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Sarmistha Das Wife of Shri Shyamal Kumar Das Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office			Signature 
	21/09/2022	LTI	21/09/2022	
14, A. Sen Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bzxXXXXX7I, Aadhaar No: 90XXXXXXXX6730, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office				
2	Name Smt Moumita Chatterjee Wife of Shri Khokan Chatterjee Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office			Signature 
	21/09/2022	LTI	21/09/2022	
127/1, Green Park, Block-A, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajXXXXXX2b, Aadhaar No: 55XXXXXXXX1607, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office				

Developer Details :


Sl No	Name Address,Photo,Finger print and Signature			
1	Abode Residency P-801, Lake Town, Block-A, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: abXXXXXX3k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Kinkar Saha (Presentant) Son of Late Haridas Saha Date of Execution - 21/09/2022, , Admitted by: Self, Date of Admission: 21/09/2022, Place of Admission of Execution: Office			
	Sep 21 2022 1:18PM	LTI 21/09/2022	21/09/2022	
	114, Dakshindari Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bcxxxxxx7e, Aadhaar No: 63xxxxxxxx8275 Status : Representative, Representative of : Abode Residency (as Partner)			
2	Name Shri Khokan Chatterjee Son of Late Nepal Chatterjee Date of Execution - 21/09/2022, , Admitted by: Self, Date of Admission: 21/09/2022, Place of Admission of Execution: Office			
	Sep 21 2022 1:13PM	LTI 21/09/2022	21/09/2022	
	127/1, Green Park, Block-A, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx4c, Aadhaar No: 69xxxxxxxx7279 Status : Representative, Representative of : Abode Residency (as Partner)			
3	Name Shri Shyamal Kumar Das Son of Late Gandhi Das Date of Execution - 21/09/2022, , Admitted by: Self, Date of Admission: 21/09/2022, Place of Admission of Execution: Office			
	Sep 21 2022 1:18PM	LTI 21/09/2022	21/09/2022	
	14, A. Sen Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx0f, Aadhaar No: 46xxxxxxxx6625 Status : Representative, Representative of : Abode Residency (as Partner)			
4	Name Shri Madhabendra Nath Son of Late Madanmohan Nath Date of Execution - 21/09/2022, , Admitted by: Self, Date of Admission: 21/09/2022, Place of Admission of Execution: Office			
	Sep 21 2022 1:20PM	LTI 21/09/2022	21/09/2022	

E.P.171, Pallysree Colony, No.3, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: abxxxxxx0n, Aadhaar No: 74xxxxxxxx8031 Status : Representative, Representative of : Abode Residency (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Avijit Ghosh Son of Shri Subhas Ghosh Teghoria, City:- Not Specified, P.O:- Jugberia, P.S:-Ghola, District:-North 24- Parganas, West Bengal, India, PIN:- 700110			
	21/09/2022	21/09/2022	21/09/2022

Identifier Of Smt Sarmistha Das, Smt Moumita Chatterjee, Shri Kinkar Saha, Shri Khokan Chatterjee, Shri Shyamal Kumar Das, Shri Madhabendra Nath

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Sarmistha Das	Abode Residency-1.90094 Dec
2	Smt Moumita Chatterjee	Abode Residency-1.90094 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Sarmistha Das	Abode Residency-833.00000000 Sq Ft
2	Smt Moumita Chatterjee	Abode Residency-833.00000000 Sq Ft

Endorsement For Deed Number : I - 150404005 / 2022

On 21-09-2022

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

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

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

Presented for registration at 12:55 hrs on 21-09-2022, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri Kinkar Saha .,

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 69,89,756/-

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

Execution is admitted on 21/09/2022 by 1. Smt Sarmistha Das, Wife of Shri Shyamal Kumar Das, 14, A. Sen Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife, 2. Smt Moumita Chatterjee, Wife of Shri Khokan Chatterjee, 127/1, Green Park, Block-A, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Identified by Shri Avijit Ghosh, , , Son of Shri Subhas Ghosh, Teghoria, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Others

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

Execution is admitted on 21-09-2022 by Shri Kinkar Saha, Partner, Abode Residency (Partnership Firm), P-801, Lake Town, Block-A, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Identified by Shri Avijit Ghosh, , , Son of Shri Subhas Ghosh, Teghoria, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Others

Execution is admitted on 21-09-2022 by Shri Khokan Chatterjee, Partner, Abode Residency (Partnership Firm), P-801, Lake Town, Block-A, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Identified by Shri Avijit Ghosh, , , Son of Shri Subhas Ghosh, Teghoria, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Others

Execution is admitted on 21-09-2022 by Shri Shyamal Kumar Das, Partner, Abode Residency (Partnership Firm), P-801, Lake Town, Block-A, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Identified by Shri Avijit Ghosh, , , Son of Shri Subhas Ghosh, Teghoria, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Others

Execution is admitted on 21-09-2022 by Shri Madhabendra Nath, Partner, Abode Residency (Partnership Firm), P-801, Lake Town, Block-A, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Identified by Shri Avijit Ghosh, , , Son of Shri Subhas Ghosh, Teghoria, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2022 6:32PM with Govt. Ref. No: 192022230125062311 on 20-09-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU8160997 on 20-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 500/- by online = Rs 9,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3332, Amount: Rs.500/-, Date of Purchase: 20/09/2022, Vendor name: Mita Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/09/2022 6:32PM with Govt. Ref. No: 192022230125062311 on 20-09-2022, Amount Rs: 9,520/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKU8160997 on 20-09-2022, Head of Account 0030-02-103-003-02



Rita Lepcha

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2022, Page from 167646 to 167684

being No 150404005 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.09.22 18:06:26 +05:30
Reason: Digital Signing of Deed.

Rita Lepcha) 2022/09/22 06:06:26 PM

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)