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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

7 AUG 2024

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made this the 07th day of August, Two Thousand and Twenty Four (2024)

BETWEEN

SMT. BABLA GUHA ROY, (PAN NO: ACIPR5689J), AADHAAR NO. 8170 8753 0807, wife of Tapan Guha Roy, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at - 10/4, Panchanantala Road, P.O. Paschim Putiary, Previous P.S. Thakurpukur, Presently P.S. Haridevpur, Kolkata - 700041, District: South 24 Parganas, hereinafter collectively called and referred to as the **"LANDLADY/OWNER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives nominees, and/or assigns) of the **FIRST PART**.

- AND -

KAMALA ESTATE, a proprietorship firm having its registered office at Flat No. 12, 12B, Suren Tagore Road, P.O. Ballygunge, P.S. Gariahat, Kolkata - 700019, District- South 24 Parganas, represented by its proprietor **SUBHADIP GUHA ROY, (PAN NO. AITPR2790K), AADHAAR NO. 4707 7467 2210**, son of Tapan Guha Roy, by Nationality- Indian, by faith - Hindu, by Occupation - Business, residing at 10/4, Panchanantala Road, P.O. Paschim Putiary, P.S. Thakurpukur (Now Haridevpur), Kolkata - 700041, District : South 24 Parganas, hereinafter referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office, legal heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Hari Charan Guha by virtue of a registered Deed of Sale dated 26th day of October, 1998, registered in the Office of Additional District Sub-Registrar at Behala, South 24-Parganas and recorded in Book No. I, Volume No. 2, Pages- 335 to 344, Being Deed No. 123, for the year 1999, sold, conveyed, transferred and assigned the 3 Nos. plots of total land measuring 7 Cottahs 6 Chittacks more or less being Scheme Plot Nos. 17, 18 and 19 of Mouza- Purba Barisha, J.L. No. 23, R.S. No. 43, comprising in C.S. & R.S. Dag No. 3603, appertaining to C.S. Khatian No. 1377 and R.S.

Khatian No. 2206, P.S. Thakurpukur, in the District of South 24-Parganas to M/S. Woodacre Travels Private Limited the then owner, free from all sorts of encumbrances, charges and attachments whatsoever.

AND WHEREAS after purchasing the said property, the M/S. Woodacre Travels Private Limited have sold, conveyed, transferred and assigned one of the said Scheme Plot No. 19, measuring 2 Cottahs 9 Chittacks 11 Sq.ft. out of land measuring 7 Cottahs 6 Chittacks by way of a registered Deed of Conveyance dated 13th day of February, 2003 to one Sri Swarup Kumar Mandal and Smt. Debala Bala Mandal and have lawfully seized, possessed and enjoyed of or otherwise well and sufficiently entitled to the rest property described fully in the Schedule written Therein as its absolute owner and indefeasible estate in fee simple free from encumbrances and intended to be hereby granted, conveyed and transferred.

AND WHEREAS after physical measurement the said rest land of plot Nos. 17 & 18 has been shown as 4 Cottahs 12 Chittacks in place of 4 Cottahs 12 Chittacks 34 Sq.ft. (i.e. said 34 Sq. Ft. land has been adjusted for Road as Corner of the said plot).

AND WHEREAS said M/S. Woodacre Travels Private Limited by virtue of a deed of conveyance dated 22.04.2003 registered in the Office of Additional District Sub-Registrar at Behala, South 24-Parganas and recorded in Book No. I, Volume No. 38, Pages- 93 to 102, Being Deed No. 1660, for the year 2006, sold, conveyed, transferred **ALL THAT** piece and parcel of SALI LAND measuring an area of 4 (Four) Cottahs 12 (Twelve) Chittacks be the same a little more or less situated and lying at Mouza- Purba Barisha, J.L. No. 23, R.S. No. 43, Collectorate Touzi Nos. 6 & 240, Pargana- Khaspur, Sub - Registry Office at Behala, under Scheme Plot Nos. 17 & 18, comprising in C.S. Khatian No. 1377 and R.S. Khatian No. 2206, appertaining to C.S. & R.S. Dag No. 3603, under P.S. Thakurpukur at present within the limits of The Kolkata Municipal Corporation, under K.M.C. Ward No. 124, in the District of South 24-Parganas to Smt. Babla Guha Roy the **OWNER** herein, free from all sorts of encumbrances, charges

and attachments whatsoever.

AND WHEREAS thus the present Owner BABLA GUHA ROY herein have been seizing and possessing the aforesaid purchased **ALL THAT** piece and parcel of Bastu Land measuring an area of 4 (Four) Cottahs 12 (Twelve) Chittacks be the same a little more or less situated and lying at Mouza- Purba Barisha, J.L.No. 23, R.S. No. 43, Collector ate Touzi Nos. 6 & 240, Pargana- Khaspur, Sub - Registry Office at Behala, under Scheme Plot Nos. 17 & 18, comprising in C.S. Khatian No. 1377 and R.S. Khatian No. 2206, appertaining to C.S. & R.S. Dag No. 3603, being Municipal Premises No. 831, Mahatma Gandhi Road, (Zone: J.L. Sarani to Kabar Daanga More, Premises Located Not on M.G.Road), P.S. Thakurpukur, Kolkata - 700041 at present within the limits of The Kolkata Municipal Corporation, under K.M.C Ward No. 124, Vide Assessee No. 411240611100, in the District of South 24-Parganas, without any claim, demand, attachments, encumbrances whatsoever from any comer by paying rents and taxes to the appropriate authorities.

AND WHEREAS the present owner has mutated her name in the Office of the B.L. & L.R.O at Behala as record of right in relating to the said plot of land and after mutation the said plot of land has been recorded and renumbered as and being Mouza- Purba Barisha, R.S. Dag no. 3603, R.S. Khatian no. 2206 , J.L. NO. 23, District- South 24 Parganas.

AND WHEREAS the present owner has mutated her name in the Office Of The Kolkata Municipal Corporation as a recorded owner and after mutation the said plot of land has been recorded and renumbered as and being KMC premises no. 831, Mahatma Gandhi Road, P.S. Haridevpur, Kolkata - 700041, within Kolkata Municipal Corporation, under Ward no. 124, District- South 24 Parganas.

AND WHEREAS the present owner has obtained a building sanction plan being no. 2023160478 dated 25.01.2024, from the Office of the Kolkata Municipal Corporation for the purpose of construction of a multi-storied



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



060820242015469831

GRIPS Payment Detail

GRIPS Payment ID:	060820242015469831	Payment Init. Date:	06/08/2024 20:04:29
Total Amount:	7542	No of GRN:	1
Bank/Gateway:	ICICI Bank	Payment Mode:	Online Payment
BRN:	2026591580	BRN Date:	06/08/2024 20:06:18
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

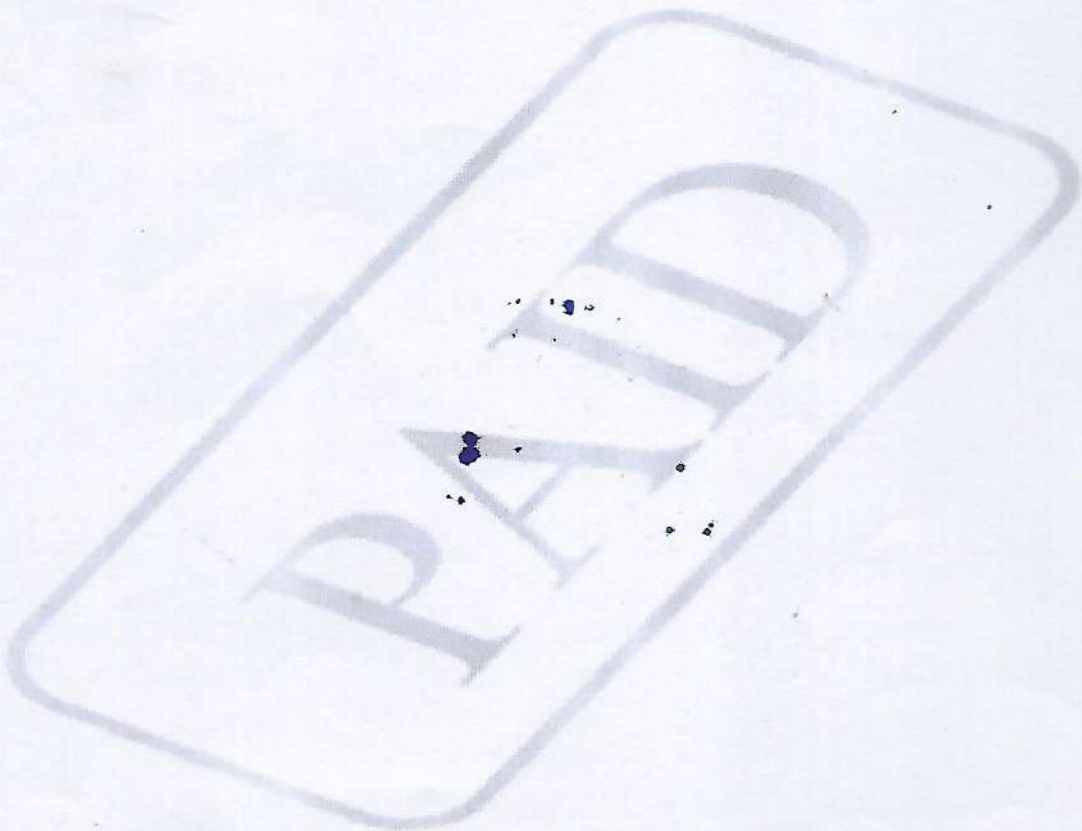
Depositor's Name: resolution
Mobile: 9831690076

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250154698321	Directorate of Registration & Stamp Revenue	7542
Total			7542

IN WORDS: SEVEN THOUSAND FIVE HUNDRED FORTY TWO ONLY.

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





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



192024250154698321

GRN Details

GRN: 192024250154698321 Payment Mode: Online Payment
GRN Date: 06/08/2024 20:04:29 Bank/Gateway: ICICI Bank
BRN : 2026591580 BRN Date: 06/08/2024 20:06:18
GRIPS Payment ID: 060820242015469831 Payment Init. Date: 06/08/2024 20:04:29
Payment Status: Successful Payment Ref. No: 2002054504/4/2024
[Query No*/Query Year]

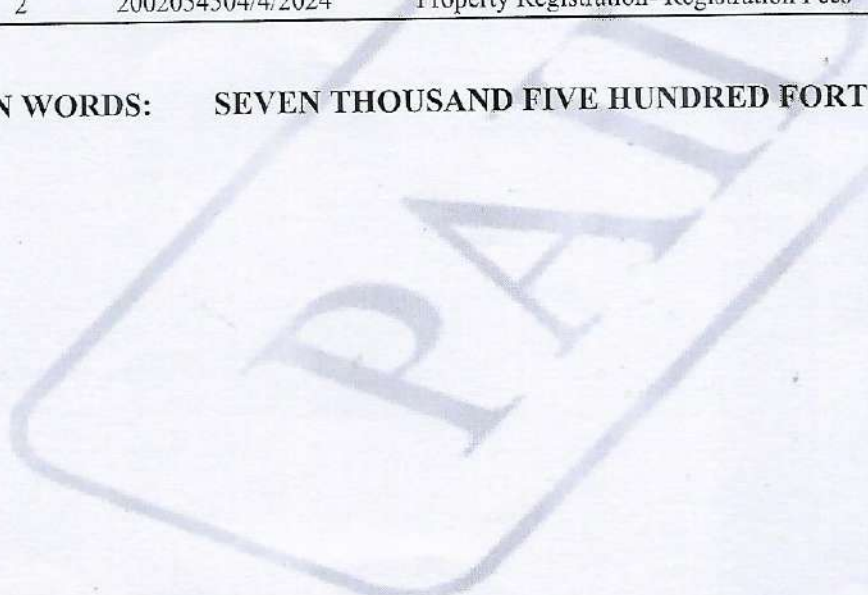
Depositor Details

Depositor's Name: resolution
Address: 8 old post office street kolkata 1
Mobile: 9831690076
EMAIL: resolution.advocate@gmail.com
Contact No: 9831690076
Depositor Status: Solicitor firm
Query No: 2002054504
Applicant's Name: Mr RESOLUTION
Identification No: 2002054504/4/2024
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 06/08/2024
Period To (dd/mm/yyyy): 06/08/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002054504/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	7021
2	2002054504/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	521
			Total	7542

IN WORDS: SEVEN THOUSAND FIVE HUNDRED FORTY TWO ONLY.



building on the said plot of land.

AND WHEREAS it is agreed by and between the parties stated as below:-

a. The owner is entitled to get the 50% sanction area out of the total sanction area after completion and construction of the said multi-storied building on the said plot of land.

OR

b. The owner is entitled to get (5)Five residential flats together with car parking space as owner's allocation after completion and construction of the said multi-storied building on the said plot of land.

OR

c. The owner will get the saleable value in lieu of the 5(Five) flats and car parking space after completion and construction of the said multi-storied building on the said plot of land.

AND WHEREAS the present Owner herein being the owner of the Schedule property in order to develop the aforesaid purchased property have decided to construct a multi-storied building. For this end in view as the Developer/**OTHER PART** have agreed to develop the property for residential and commercial exploitation of the said property and accepted the proposal of the Owner and accordingly both the Owner and the Developer have agreed to the following terms and conditions:

NOW THIS MEMORANDUM OF AGREEMENT WITNESSETH AND IT IS HERE BY MUTUALLY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

That in this Memorandum of Agreement, unless anything appears to be repugnant to the subject or context.

1. **LAND:** Shall mean **ALL THAT** piece and parcel of Bastu Land measuring an area of 4 (Four) Cottahs 12 (Twelve) Chittacks be the same a

little more or less situated and lying at Mouza- Purba Barisha, J.L.No. 23, R.S. No. 43, Collector ate Touzi Nos. 6 & 240, Pargana- Khaspur, Sub - Registry Office at Behala, under Scheme Plot Nos. 17 & 18, comprising in C.S. Khatian No. 1377 and R.S. Khatian No. 2206, appertaining to C.S. & R.S. Dag No. 3603, being Municipal Premises No. 831, Mahatma Gandhi Road, (Zone: J.L. Sarani to Kabar Daanga More, Premises Located Not on M.G.Road), P.S. Thakurpukur, Kolkata - 700041 at present within the limits of The Kolkata Municipal Corporation, under K.M.C Ward No. 124, Vide Assessee No. 411240611100, in the District of South 24-Parganas.

2. **BUILDING**: Shall mean multistoried building to be constructed on the said land on the basis of the Plan sanctioned by the Kolkata Municipal Corporation.

3. **ARCHITECT**: Shall mean any person body of persons, firm or company appointed or nominated by the Developer for the purpose of constructing the proposed Building.

4. **COMMON AREAS & FACILITIES & AMENITIES**: Shall mean and include stairways, passage ways, driveways, corridors, pump room, electric meter room, one toilet and watchman's room at rear ground space, semi-underground water reservoir, overhead water tank, septic tank, electric motor and pump for lifting water from semi-underground water reservoir, fresh water pipe line, rain water pipe lines and sewerage and drains lines outside the Building, roof at top of the Building location, enjoyment, provisions, maintenance and/or management of the Building.

5. **OWNERS & DEVELOPER**: For the purpose of this Agreement shall mean and include their respective transferees, nominees and assigns.

6. **BUILDING PLAN**: Shall mean the Plan prepared by the Architect/L.B.S. licensed by the Kolkata Municipal Corporation and

appointed by the owner and the said plan was sanctioned, vide no. 2023160478 dated 25.01.2024.

7. COMMON PARTS: shall mean and include the entrance, corridors, lobbies, an dings, staircase, Roof and/or terrace, passages, way and all the open space including other common areas, spaces etc. of the building as may be required for the beneficial use and enjoyment of the Unit Holder at the said building and other open areas and spaces, if any, of the said property.

8. FLOOR AREA RATIO: shall mean the maximum floor area ratio available for construction on the said property according to the relevant rules and regulations, laws and byclaws of the Kolkata Municipal Corporation and/or other statutory authorities.

9. ROOF: shall mean and include the entire open space of the roof and/or top of the building excluding the space for installation of the overhead water tank, T.V. Antenna, staircase cover and facilities.

10. OWNERS' ALLOCATION: The owner is entitled to get:

The owner is entitled to get the 50% sanction area out of the total sanction area after completion and construction of the said multi-storied building on the said plot of land.

OR

The owner is entitled to get (5)Five residential flats together with car parking space as owner's allocation after completion and construction of the said multi-storied building on the said plot of land.

OR

~~The owner will get the saleable value in lieu of the 5(Five) flats and car parking space after completion and construction of the said multi-storied building on the said plot of land~~

11. DEVELOPER'S ALLOCATION: shall mean 50% of the construction area of the said proposed multistoried building save and

Bela Gula Ray

Sydney? Gula Ray

except **OWNERS' ALLOCATION.**

12. THE OWNERS ASSURE THE DEVELOPER AS FOLLOWS:

1. The Owner herein is in possession undivided 50% share of the said proposed multistoried building to be constructed therein.
2. The legal heirs and successors of the Owners herein shall be liable to abide by all terms and conditions of this Agreement in absence of the Owner in future by executing further fresh Development Agreement and registered General Power as per terms and conditions of this Agreement for smooth construction work of the proposed building of the said premises.
3. No part of the said premises is subject to any order or notice etc. of any acquisition or requisition and that the said Premises is not affected in any manner by any such notice or order nor such notice or order has been server upon the said Owner.
4. There is no litigation and/or dispute of any nature whatsoever particularly with regard to the Ownership of the said Owner concerning of the said premises with anybody or any organization or any Third Party etc. which mayor might effect the said premises in any manner whatsoever or howsoever directly or indirectly.
5. No part of the said premises is affected by the Scheme or alignment of any sort whatsoever or acquisitions or requisitions by the K.M.C., K.I.T., K.M.D.A., K.M.P.O., Metro Railway Authority or by any scheme of acquisition by any statutory or other bodies or by the Government (State or Central) or under the Land Acquisitions Act, 1948, Urban Land (Ceiling & Regulation) Act, 1976 or any other law or statutes for the time being in force.
6. That the Owner shall execute Sale Deed in favour of the Purchaser or Purchasers of the flat or space of the Developer's

Allocation at the request of the Developer and the Owner will be the Vendor of the said Deed, where the Developer will be a Confirming party.

7. The Owner shall not claim any money of share from the Developer for the said execution and registration of the Sale Deed in the name of intending Purchaser of Flats and spaces of Developer's allocation.

8. If the Owner refuse to complete the execution and registration of the Sale Deed in favour of the Purchaser of flats and Garage spaces of the Developer's allocation then the Developer will be at liberty to take appropriate legal action against the Owner for breach of trust however before execution and registration of Sale Deeds in favour of the Purchasers out of the Developer's Allocation: Allocation of the Owner should be handed over by the Developer.

9. That the Owner also agree to handover all the Original copy of title deed and other documents to the Developer against accountable receipts simultaneously with the execution of this Agreement for Development and the same shall be retained by the Developer until completion of the entire building.

10. The Owner shall render her best co-operation and assistance to the Developer in the matter of development of the said property and/or construction of the said building.

11. That the Developers shall pay the necessary costs and expenses regarding KMC and B.L. & L.R.O. mutation, pending taxes, khazna, conversation in respect of the schedule property.

12. The Owner shall not do or cause to be done any act, deed, matter or thing nor permit anyone to do any act, deed, matter or thing which may in any manner cause obstructions and/or

interference in the development of the said property and/or construction of the said building. The Owner will not raise any objection with the Developer relating to amalgamate any property adjacent to the Schedule A herein below mentioned property for the Development purpose and the Owner shall not place any claim or interest what so ever in respect of the amalgamated property.

13. The Owner shall sign and execute all necessary papers, applications, plans, sketches, maps, designs and other documents as may from time to time be required for mutation and obtaining the sanctioned plan from the K.M.C. and/or obtaining of necessary sanctions. Permission, approvals and/or no-objection certificate from the said construction of the building and/or development of the said property and for obtaining water connection, sewerage connection, electric connection and for obtaining all other facilities as may be necessary for the beneficial use and occupation of the said building and/or unit or units thereat.

14. In case the Owner commit or commits any default or breach in fulfillment of their obligations contained herein then and in such events the developer shall be titled to specific performance of such breaches or default complained of and for damages therefore.

15. In consideration of the aforesaid assurance made by the Owner herein, the Developer has agreed to promote and develop the entirety of the said premises as per terms and conditions contained herein.

16. All application Plans (supplementary or additional) other papers and documents required for rectification or additional sanction, permission, clearance and approval of the said plan (additional), rectification of Plan etc. shall be submitted in the name of the Owner.

17. The Owner shall render to the Developer all reasonable

assistance for necessary permission, clearance approval and/or authorities envisaged herein and the Developer shall be titled to at his discretion to submit all applications, plans and other papers and documents or any of them and/or do any other act, deed, matter and things, as would be required to obtain necessary sanctions, permission, clearance and approval and or for giving effect to the terms and conditions herein contained.

18. The Owner shall not be liable for any loss sustained by the Developer nor will the Owner be liable for the construction costs of the building including the earnest money to be taken by the Developer from the intending Purchaser of the proportionate land.

19. The Developer is solely responsible for structural stability of the Building to be constructed as per sanctioned building plan.

20. The Developer is hereby authorized by the Owner to make construction of the said premises as per sanctioned Plan of the K.M.C. at the cost and risk of the Developer. The Developer shall be at liberty to deal with their allocation as per this Agreement in any manner the Developer may deem fit and proper at the construction stage or after completion of Building.

21. Any notice required to be given by the Developer to the Owner and/or vice versa, shall without prejudice to any other mode of service available be deemed to have served, if delivered by hand when signed by either party or sent by the prepaid registered post to the respective office address/residential address as mentioned herein before.

24. As soon as the building will be completed, the Developer shall give written notice to the Owner for taking possession of the Owners' Allocation to the said building and from the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all the Municipal and property taxes,

rates, duties, dues, fees, levies, charges, Surcharges and other statutory outgoings and impositions whatsoever (herein after for the sake of brevity collectively referred to as the ("SAID RATES") payable in respect of the Owners' allocation. Similarly as and from the said date the Developer shall be exclusively responsible for the payment of all the said rates payable in respect of the Developer's Allocation. The said rates to be apportioned proportionately with reference to the transferable/allocable space in the said building as a whole. The certificate of the Architect for the time being in respect of the said building shall be final and conclusive and binding on both the parties here to.

25. The Owner shall execute and registered a General Power of Attorney irrevocably appointing "KAMALA ESTATE" a proprietorship firm having its registered office at Flat No. 12, 12B, Suren Tagore Road, P.O. Ballygunge, P.S. Gariahat, Kolkata - 700019, District- South 24 Parganas, and its proprietor **SUBHADIP GUHA ROY, (PAN NO. AITPR2790K), AADHAAR NO. 4707 7467 2210**, son of Tapan Guha Roy, by Nationality- Indian, by faith - Hindu, by Occupation - Business, residing at 10/4, Panchanantala Road, P.O. Paschim Putiary, P.S. Thakurpukur (Now Haridevpur), Kolkata - 700041, District : South 24 Parganas as **LAWFUL CONSTITUTED ATTORNEYS** to do the necessary act and things in connection of the proposed building out of the Developer's allocation on behalf of the Owner.

26. That the electric bill of the premises shall be paid by the Developer till the date of delivery of the Owners' Allocation to the Owners.

27. That the Developer herein shall be entitled to develop the said property, by construction and completion of the building according to the building plan to be sanctioned by the K.M.C. and to retain the Developer's Area therein and also to transfer the same or any part

or portion thereof without any interruption, or interference of the Owner or any person or persons lawfully claiming through or under the Owner and the Owner hereby undertake to indemnify and keep the developer indemnified against all losses, damages, costs, charges and expenses incurred as a result of breach of such undertakings.

28. That all the legal proceedings shall be strictly done by the Developer's Advocate that is RESOLUTION, Advocate and Associates, 8, Old post Office Street, Kolkata - 700001, and no other lawyers should be attained for the Deed of Conveyance in respect of the Developer's Allocation and other legal proceedings for registration of any flats or spaces of the said building but everyone have got liberty to examine the legal papers before finalization. However Owner is entitled to appoint his own Advocate for his allocated portion.

29. The Developer shall not be treated in default if the work is delayed due to the reasons amounting to FORCE MAJEURE like earth quake, Civil Commotion, a to reconditions beyond its control.

30. It is further agreed and understood by the Owner herein that in absence of the Owner herein, the legal heirs and successors of the Owner shall liable to abide by the terms and conditions of this Joint Venture Agreement in future without any plea.



THE FIRST SCHEDULE "A" ABOVE REFERRED TO:

ALL THAT piece and parcel of Bastu Land measuring an area of 4 (Four) Cottahs 12 (Twelve) Chittacks be the same a little more or less **TOGETHER WITH** a brick-built structure measuring about 100 Sq.ft. more or less situated and lying at Mouza- Purba Barisha, J.L.No. 23, R.S. No. 43, Collector ate Touzi Nos. 6 & 240, Pargana- Khaspur, Sub – Registry Office at Behala, under Scheme Plot Nos. 17 & 18, comprising in C.S. Khatian No. 1377 and R.S. Khatian No. 2206, appertaining to C.S. & R.S. Dag No. 3603, being Municipal Premises No. 831, Mahatma Gandhi Road, (Zone: J.L. Sarani to Kabar Daanga More, Premises Located Not on M.G.Road), P.S. Thakurpukur, Kolkata - 700041 at present within the limits of The Kolkata Municipal Corporation, under K.M.C Ward No. 124, Vide Assessee No. 411240611100, in the District of South 24-Parganas, which is butted and bounded by:

ON THE NORTH: 16'- Wide Road;
ON THE SOUTH: Land of Sri Swarup Mondal & others;
ON THE EAST: 16'- Wide Road;
ON THE WEST: Land of Smt. Kaberi Ray and part of
Dag no. 3603;

THE SECOND SCHEDULE "B" ABOVE REFERRED TO:

(Owners' Allocation)

The owner is entitled to get:

The owner is entitled to get the 50% sanction area out of the total sanction area after completion and construction of the said multi-storied building on the said plot of land.

OR

The owner is entitled to get (5)Five residential flats together with car parking space as owner's allocation after completion and construction of the said multi-storied building on the said plot of land.

OR

~~The owner will get the saleable value in lieu of the 5(Five) flats and car parking space after completion and construction of the said multi-storied building on the said plot of land.~~

THE THIRD SCHEDULE "C" ABOVE REFERRED TO:

(Developers Allocation)

DEVELOPER'S ALLOCATION: shall mean and include all other Constructed in the newly constructed area on the multi-storied building excluding the Owners Allocation together with passages common right, roof, proportionate share etc. except the Owners allocation and the proportionate space on the roof of the proposed building and the Developer will have all power and liberty for receiving advance money, part payment from the proposed Purchasers for selling the flat and other spaces of the Developer's Allocation to the proposed buyers. Be it mentioned here that the Developer shall not deliver the vacant possession to their nominated purchaser or purchasers in respect of their allocation portion until the delivery of Owners' allocation of the [proposed building].

THE FOURTH SCHEDULE "D" ABOVE REFERRED TO

(Common portion)

- i) Land beneath the building and the side space
- ii) Boundary walls
- iii) Main entrance gate
- iv) Surface Drain
- v) Soak pit
- vi) Sewerage line
- vii) Underground water reservoir and overhead tank with water pipelines
- viii) Main entrance door of the buildings
- ix) Landing in the ground floor, stair cases
- x) Columns of the building and outer walls
- xi) Electric wiring on the common areas and passages

Babla Gulna Roy

Siddhant Chakraborty

- xii) Common passages
- xiii) Electric meter room-cum-electric pump room
- xiv) Landing on all floors,
- xv) Demarcated ultimate roof of the building.

THE FIFTH SCHEDULE "E" ABOVE REFERRED TO

(Specification)

1. **BUILDING :** The building will be made of R.C.C. frame and R.C.C. floor with new building materials of such specifications as are generally approved by Calcutta Municipal Corporation, all wall will be constructed with normal brick interior walls and ceiling will have cement plaster of requisite thickness and finished with wall putty , all interior will have cement plaster and shall be finished with wall putty of standard made and shade.
2. **FLOORING :** All rooms will have (2ft x 2ft) or as decided/vitrified floor tiles fittings with 4" skirting all around .
3. **TOILET :** Toilets floor with floor tiles & wall fitted with white glazed tiles upto 6'-0" high all round. Standard make vitreous sanitary ware white colour only E.W.C. (Hindware made or similar) with P.V.C. cistern in all toilets, fittings will be C.P. concealed PVC Piping, one wash basin, shower will be fitted in all toilets. Sizes of fittings and layout will be as per space available.
4. **KITCHEN :** Raised cooking platform with black stone on top, colour glazed tiles upto 3' high above cooking platform with black stone & one Steel Sink.
5. **DOORS :** All main and inside doors will have wooden frame with 35 mm thick commercial flush door. Bath door will be PVC made or flush door.
6. **WINDOWS:** Aluminium made sliding.

7. **ELECTRICALS :** All rooms will have concealed copper standard wiring Elec. Fittings (viz. fans, lights and light fittings etc. not included) in all room will consist of two light points, one fan point, one plug point, one A/C. point only for one bed room, in dining space extra one fridge point, one washing machine point one T.V. point, one Aqua guard point , Kitchen will have one light point, one plug point & one exhaust fan point. Bath room one geyser point with piano type switches and plugs at suitable places. Electrical materials made with brand of Havels or Anchor fittings or similar brand.

8. **ELECTRIC METER:** A separate electric meter shall be provided for each flat at the cost/security/deposit to be paid reimbursed by the intending buyers. The developer shall be provided for the electric meter for common services including staircase lighting at its cost but the amount of deposit shall be proportionately recovered from the intending buyers.

9. **WATER ARRANGEMENT:** Underground reservoir with Municipal water connection and suitable overhead water tank will be provided with pump and motor.



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

SIGNED SEALED AND DELIVERED by
the LANDLADY/OWNER above named at
Kolkata in the presence of:

1. *Sumantra Sanyal.*
8, Old Post office Street,
KOL-1

Babla Guha Roy
LANDLADY/OWNER

2. *Ruksheer Parveen*
ADV.

SIGNED SEALED AND DELIVERED by
the LANDLADY /OWNER above named
at Kolkata in the presence of:

1. *Sumantra Sanyal.*

2. *Ruksheer Parveen*
ADV.

Sushantip Chakraborty

DEVELOPER

Drafted by :

Pradyumn Chakraborty

Advocate

High Court, Calcutta

Enrollment No. WB/475/2006

MEMO OF CONSIDERATION

RECEIVED from the within named Developer a sum of Rs.50,000/- (Rupees fifty thousand) only as ~~non~~-refundable Security money in the following manners:

<u>Date</u>	<u>Cash/Cheque</u>	<u>Amount</u>
03/08/24	by cheque/cash	50,000/-

Total = Rs.50,000/-

(Rupees: Rupees Fifty Thousand Only)

WITNESSES:

1. Susanta Jana.

2. Ruxsheer Parveen
Adv.

Babla Gulia Ray

SIGNATURE OF THE OWNER

Babla Gulia Ray

Susanta Jana Adv

SPECIMEN FORM FOR TEN FINGERPRINTS



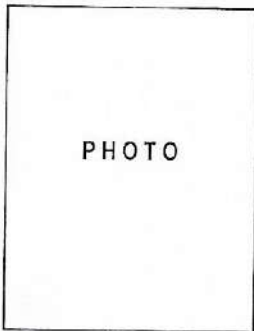
Bela Saha Ray

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

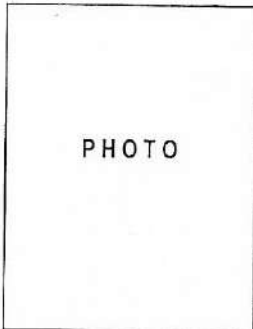


Subhadip Chakraborty

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Major Information of the Deed

Deed No :	I-1904-11527/2024	Date of Registration	07/08/2024
Query No / Year	1904-2002054504/2024	Office where deed is registered	
Query Date	31/07/2024 2:24:32 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RESOLUTION ,8, OLD POST OFFICE STREET,,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9007760376, Status :Solicitor firm		
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 : 50,000/-]		
Set Forth value	Market Value		
	Rs. 50,16,753/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,031/- (Article:48(g))	Rs. 605/- (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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (J.L. Sarani – Kabar Danga More (Premises Located NOT on M.G.Road)) , , Premises No: 831, , Ward No: 124 Pin Code : 700041

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	4 Katha 12 Chatak		49,87,503/-	Width of Approach Road: 16 Ft.,
Grand Total :				7.8375Dec	0 /-	49,87,503 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	29,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	29,250 /-	



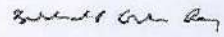
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt BABLA GUHA ROY Wife of Mr TAPAN GUHA ROY Executed by: Self, Date of Execution: 07/08/2024 , Admitted by: Self, Date of Admission: 07/08/2024 ,Place : Office	Photo  07/08/2024	Finger Print  LTI 07/08/2024	Signature  07/08/2024
, 10/4, PANCHANANTALA ROAD,, City:- , P.O:- PASCHIM PUTIARY, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: ACxxxxxx9J, Aadhaar No: 81xxxxxxx0807, Status :Individual, Executed by: Self, Date of Execution: 07/08/2024 , Admitted by: Self, Date of Admission: 07/08/2024 ,Place : Office				



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	KAMALA ESTATE , 12B, SUREN TAGORE ROAD,, Flat No: 12, City:- Kolkata, P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-1XX8 , PAN No.:: Alxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name SUBHADIP GUHA ROY (Presentant) Son of TAPAN GUHA ROY Date of Execution - 07/08/2024 , , Admitted by: Self, Date of Admission: 07/08/2024, Place of Admission of Execution: Office	Photo  Aug 7 2024 1:08PM	Finger Print  LTI 07/08/2024	Signature  07/08/2024
, 10/4, PANCHANANTALA ROAD,, City:- , P.O:- PASCHIM PUTIARY, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: Alxxxxx0K, Aadhaar No: 47xxxxxxx2210 Status : Representative, Representative of : KAMALA ESTATE (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUSANTA JANA Son of Mr J JANA , HIGH COURT CALCUTTA,, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	07/08/2024	07/08/2024	07/08/2024
Identifier Of Smt BABLA GUHA ROY, SUBHADIP GUHA ROY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt BABLA GUHA ROY	KAMALA ESTATE-7.8375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt BABLA GUHA ROY	KAMALA ESTATE-100.00000000 Sq Ft

Endorsement For Deed Number : I - 190411527 / 2024

On 07-08-2024

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 12:39 hrs on 07-08-2024, at the Office of the A.R.A. - IV KOLKATA by SUBHADIP GUHA 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 50,16,753/-

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

Execution is admitted on 07/08/2024 by Smt BABLA GUHA ROY, Wife of Mr TAPAN GUHA ROY, , 10/4, PANCHANANTALA ROAD,, P.O: PASCHIM PUTIARY, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business

Identified by Mr SUSANTA JANA, , , Son of Mr J JANA, , HIGH COURT CALCUTTA,, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 07-08-2024 by SUBHADIP GUHA ROY, PROPRIETOR, KAMALA ESTATE (Sole Proprietorship), , 12B, SUREN TAGORE ROAD,, Flat No: 12, City:- Kolkata, P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Mr SUSANTA JANA, , , Son of Mr J JANA, , HIGH COURT CALCUTTA,, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 605.00/- (B = Rs 500.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 521/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/08/2024 8:06PM with Govt. Ref. No: 192024250154698321 on 06-08-2024, Amount Rs: 521/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2026591580 on 06-08-2024, Head of Account 0030-03-104-001-16

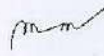
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 7,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2460, Amount: Rs.10.00/-, Date of Purchase: 03/08/2024, Vendor name: P Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/08/2024 8:06PM with Govt. Ref. No: 192024250154698321 on 06-08-2024, Amount Rs: 7,021/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2026591580 on 06-08-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 627583 to 627613

being No 190411527 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.08.13 13:07:22 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 13/08/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.