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My Sub-Registrar's Office is hereby notified that this document is the original of the document.
 Signature
 District Sub-Registrar
 Office South 24 Parganas

27 JUN 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 27th day of June, 2022 (Two thousand and Twenty Two) BETWEEN

Swapan Chatterjee (Signature)

4794

3 JUN 2022

No.....Rs. **5000/-** Date.....

Name:..... *Mananikar Ray.*

Address:.....

Vendor:..... *Subhankar Das*

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Advocate
Alipur Police Court
Kolkata-27

4794 = 5000/-



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Registrar Sub-Registrar-I
Alipura, South 24 Parganas

27 JUN 2022

*Suman Bhattacharyee
S/o Lt. Sunil Kr Bhattacharyee
A-48, Purnavilla,
Atabagan, Garia,
Kolkata-700153
Service*

SMT MALA BURMAN (having PAN AIUPB0946L and Aadhaar No. 2628 2271 5191) Wife of Late Debabrata Burman, by faith Hindu, by occupation Housewife, by nationality Indian, residing 4, Sreerampur North, Post Office Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084, hereinafter called and referred to as the "**LAND OWNER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her legal heirs, nominees, successors, executors, administrators, representatives and/or assigns) of the **ONE PART**.

AND

M/S. S. S. CONSTRUCTION (having PAN AAMFS4982P), a Partnership Firm duly registered under the Indian Partnership Act and having its registered office at 152, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, and represented by the following partners (1) **SRI SWAPAN BHATTA** (having PAN AEFPB8007H and Aadhaar No. 2193 1487 2321), Son of Late Ramesh Chandra Bhatta, by faith Hindu, by occupation Business, by nationality Indian, residing at 126, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084 (2) **SRI SAJAL BHATTA** (having PAN AEVPB3414J and Aadhaar No. 5530 8355 4646), Son of Late Ramesh Chandra Bhatta, by faith Hindu, by occupation Business, by nationality Indian, residing at 152, Kanungo Park, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, hereinafter called and referred to as the "**DEVELOPER**" (which expression unless excluded by or repugnant to the context shall mean and include its and their administrators, legal representatives and successors-in-interest) of the **OTHER PART**.

WHEREAS one Bharat Chandra Ghosh, Ganesh Chandra Hatui, Thakmoni Dasi and Tukumoni Dasi jointly owned and possessed of according to their share in plot of land measuring about 1.95 acre lying and situate at Mouza Baishnabghata, J.L. No. 28, Khatian No. 32, 33 and 457 and another plot of land measuring about .21 acre lying and situated at Briji, J.L. No. 27, Khatian No. 137 and their names were recorded in the records of the District Settlement. Thereafter that said Bharat Chandra Ghosh, Ganesh Chandra Hatui, Thakmoni Dasi and Tukumoni Dasi owned and possessed the land jointly as per their share in the aforesaid land by making structure.





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Assistant Sub-Registrar-I
Alipore, South 24 Parganas

27 JUN 2022

AND WHEREAS that said Bharat Chandra Ghosh due to insolvency sold, transferred his share in the land along with structure to one Pratap Chandra Gangopadhyay on 13.10. 1933. Subsequently that said Pratap Chandra Gangopadhyay executed an agreement with one Gopal Chandra Sardar on 17.11.1933 in respect of a plot of land measuring about 1.28 acre (a plot of land measuring about 1.14 acre lying and situate at Mouza Baishnabghata, J.L. No. 28, Khatian No. 32, 33 and 457, Dag No. 637 and another plot of land measuring about .14 acre lying and situated at Brijji, J.L. No. 27, Khatian No. 137). Thereafter that said Gopal Chandra Sardar got the right of possession over the aforesaid plot of land measuring about 1.28 acre (a plot of land measuring about 1.14 acre lying and situate at Mouza Baishnabghata, J.L. No. 28, Khatian No. 32, 33 and 457, Dag No. 637 and another plot of land measuring about .14 acre lying and situated at Brijji, J.L. No. 27, Khatian No. 137) by paying taxes regularly to that said Pratap Chandra Gangopadhyay and his legal heirs and thereafter that said Gopal Chandra Sardar possessed the aforesaid plot of land having the right of rayat as well as got the right of transfer of land measuring about 1.28 acre (a plot of land measuring about 1.14 acre lying and situate at Mouza Baishnabghata, J.L. No. 28, Khatian No. 32, 33 and 457, Dag No. 637 and another plot of land measuring about .14 acre lying and situated at Brijji, J.L. No. 27, Khatian No. 137). Subsequently that said Gopal Chandra Sardar recorded his name as rayat in the record of Revisional Settlement in respect of land under Mouza Baishnabghata, Khatian No. 666, 803 and under Mouza Brijji , Khatian No. 137.

AND WHEREAS on 12.12.1956 that said Gopal Chandra Sardar sold, transferred and conveyed the said plot of land measuring about 1.28 acre (a plot of land measuring about 1.14 acre lying and situate at Mouza Baishnabghata, J.L. No. 28, Khatian No. 32, 33 and 457, Dag No. 637 and another plot of land measuring about .14 acre lying and situated at Brijji, J.L. No. 27, Khatian No. 137) to one Phani Bhushan Pan as benamder of one Kali Charan Chattopadhyay through a registered deed. The said registered deed was registered in the office of Sub Registrar, Alipore and it was recorded in its Book No. I, Volume No. 141, Pages 185 to 190. Being No. 8700 for the year 1956. Thereafter that said Phani Bhushan Pan further executed a registered deed (Nadabi Patra) in favour of that said Kali Charan Chattopadhyay in respect of the said plot of land measuring about 1.28 acre (a plot of land measuring about 1.14 acre lying and situate at Mouza Baishnabghata, J.L. No. 28, Khatian No. 32, 33 and 457, Dag No. 637 and another plot of land measuring about .14 acre lying and situated at Brijji, J.L. No. 27, Khatian No. 137) on 10.03.1967 and the said registered deed was registered in the office of Sub Registrar, Alipore and it was recorded in its Book No. I.



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Daniel Sub-Registrar-I
Alipora, South 24 Parganas

27 JUN 2022

Volume No. 84, Pages 297 to 300. Being No. 5815 for the year 1963. It is worth to mention that during the period of 1956 to 1963 that said Kali Charan Chattopadhyay practically owned and possessed of the said plot of land measuring about 1.28 acre (a plot of land measuring about 1.14 acre lying and situate at Mouza Baishnabghata, J.L. No. 28, Khatian No. 32, 33 and 457. Dag No. 637 and another plot of land measuring about .14 acre lying and situated at Brijji, J.L. No. 27, Khatian No. 137).

AND WHEREAS on 22.04.1934 Adhar Chandra Ghosh purchased the rest 1/3rd share of Ganesh Chandra Hatui, Thakmoni dasi and Tukumoni Dasi from their legal heirs. Thereafter that said Adhar Chandra Ghosh and Kali Charan Chattopadhyay jointly owned and possessed of a plot of land measuring about 90 decimal (33 decimals under C.S. Khatian No. 32 corresponding to R.S. Khatian No. 666 comprised in Dag No. 622, 629 and 57 decimals under C.S. Khatian No. 33 corresponding to R.S. Khatian No. 666 comprised in Dag No. 625, 624 and 627) lying and situated at Mouza Baishnabghata, and the rest of the land possessed and owned by the said Adhar Chandra Ghosh and Kali Charan Chattopadhyay as per their respective share in the aforesaid particular dag. Subsequently for the purpose of better use of land that said Adhar Chandra Ghosh and Kali Charan Chattopadhyay mutually partitioned their entire property measuring about 90 decimals under Dag Nos. 622, 629, 625, 624 and 627 under Mouza Baishnabghata through a registered deed and the said deed was registered in the office of Sub Registrar at Behala vide its Book No. I. Volume No. 87, Pages 19 to 24, Being No. 5178 for the year 1963. According to the terms and condition of the said Partition Deed there would be a 12 ft. wide common road passing over the land under Dag Nos. 625 and 629 admeasuring about .06 acre which was drawn on the map attached with the said Partition Deed vide Being No. 5178 for the year 1963 and it was also mentioned in the aforesaid Partition Deed that Kali Charan Chattopadhyay would own and possess the property mentioned in the Schedule Ka and the said Adhar Chandra Ghosh would own and possess the property mentioned in the Schedule Kha.

AND WHEREAS on 27.05.1960. that said Kali Charan Chattopadhyay purchased a road measuring about 12 ft. along with easement right passing through the land under Dag No. 630 from one Gopal Chandra Sardar through a registered deed and the said 12 ft. wide road also shown in the Partition Deed vide Being No. 5178 for the year 1963. Thereafter that said Gopal Chandra Sardar died intestate leaving behind his wife Manura Bala Dasi, Two sons Satish Chandra Sardar and Jatan Chandra Sardar and two daughters Bina Dasi and Buruni





District Sub-Registrar-I
Alipore, South 24 Parganas

27 JUN 2022

Dasi as his legal heirs, successors and claimants. After death of Gopal Chandra Sardar, Manura Bala Dasi, Satish Chandra Sardar, Jatan Chandra Sardar, Bina Dasi and Buruni Dasi being the owners of 22 decimals land out 46 decimals under Dag No.630, Khatian No. 389 of Mouza Baishnabghata sold, transferred and conveyed the said plot of land measuring about 22 decimals to the said Kali Charan Chattopadhyay through a registered deed on 07.08.1968 and the said deed was registered in the office of Sub Registrar at Alipore vide its Book No. 1, Volume No. 85, Pages 219 to 224. Being No. 5121 for the year 1968.

AND WHEREAS thereafter that said Kali Charan Chattopadhyay decided to sell the said land by making different plots and subsequently that said Kali Charan Chattopadhyay sold, transferred and conveyed a plot of land measuring about 3 Cottahs 1 Chittak 13 Sq.ft. (land measuring about 2 Cottahs 6 Chittak 34 Sq.ft. under Dag No. 624, land measuring about 0 Cottahs 1 Chittak 00 Sq.ft. under Dag No. 629 and land measuring about 0 Cottahs 5 Chittak 00 Sq.ft. under Dag No. 630 alongwith a portion of land measuring about 00 Cottahs 4 Chittak 24 Sq.ft. under Dag No. 629 and 630 lying on the road) situated at Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, 152, C.S. Khatian No. 32 and 33 and corresponding to R. S. Khatian No. 666 and 389 morefully and particularly described in the First Schedule hereunder written to Smt. Mala Burman: the Land Owner herein through a registered deed. The said deed was registered in the office of District Sub Registrar, 24 Parganas at Alipore vide its Book No. 1, Volume No. 97, Pages 61 to 73, Being No. 3256 for the year 1971.

AND WHEREAS subsequently that said Kali Charan Chattopadhyay further sold, transferred and conveyed another plot of land measuring about 1 Cottah 12 Chittaks 00 Sq.ft. under Dag No. 624, R.S. Khatian No. 666 situated at Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, 151 morefully and particularly described in the First Schedule hereunder written to Smt. Mala Burman: the Land Owner herein through a registered deed. The said deed was registered in the office of District Sub Registrar, 24 Parganas at Alipore vide its Book No. 1, Volume No. 140, Pages 50 to 55, Being No. 5000 for the year 1975.

AND WHEREAS after purchasing the aforesaid two plots of land: Smt. Mala Burman: the Land Owner herein alongwith her husband Debabrata Burman mortgaged a plot of land measuring about 2 Cottahs 12 Chittak 12 Sq.ft. out of her aforesaid total purchased land lying and situated at Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, 152, C.S. Khatian No. 32 and 33 and corresponding to R. S. Khatian No. 389, Dag No. 630, District 24 Parganas



d

District Sub-Registrar-I
Alipore, South 24 Parganas

27 JUN 2022

(South) to the State of West Bengal for taking a loan and thereafter an Indenture was made, executed and registered in between Smt. Mala Burman; the Land Owner herein alongwith her husband Debabrata Burman as Borrower, one Bhabesh Ch. Burman as Surety and the Governor of the State Of West Bengal. The said Indenture was registered in the office of District Sub Registrar, at Alipore, 24 Parganas vide its Book No. I, Volume No. 175, Pages 93 to 104, Being No. 6411 for the year 1974. Subsequently after repayment of loan the Governor of the State Of West Bengal further executed and registered a deed of re-conveyance in connection with the releasing the aforesaid mortgaged property i.e. the aforesaid plot of land measuring about 2 Cottahs 12 Chittak 12 Sq.ft. situated at Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, 152, C.S. Khatian No. 32 and 33 and corresponding to R. S. Khatian No. 389, Dag No. 630, District 24 Parganas (South) and the said re-conveyance was registered in the office of District Sub Registrar, at Alipore, 24 Parganas vide its Book No. I, Volume No. 23, Pages 95 to 101, Being No. 1399 for the year 1985.

AND WHEREAS presently the Owner herein became the absolute Owner of ALL THAT land measuring 04 Cottahs 08 Chittacks 34 Sq.ft. be the same a little more or less lying or situate at and being Municipal Premises No. 35, Sreerampur North, P.O. Garia, Police Station previously Tollygunge then Jadavpur now Patuli, Kolkata 700084 (Mailing Address 4, Sreerampur North, P.O. Garia, Police Station previously Tolygunge then Jadavpur now Patuli, Kolkata 700084), within the limits of the Kolkata Municipal Corporation Ward No.110, more fully and particularly mentioned and described in the First Schedule hereunder written and he has been possessing and enjoying the same. The Owner mutated his name in the records of Kolkata Municipal Corporation vide Assessee No. 311101300357 and paid taxes in respect of the land mentioned in the First Schedule below. Thereafter The Land Owner constructed a pucca dwelling house upon the aforesaid premises. In the mean time Smt. Mala Burman; the Land Owner herein recorded and mutated her name in the records of B.L. and L.R.O.

AND WHEREAS the Owner has decided to develop the same by erecting multistoried building thereon after obtaining sanction plan from the Kolkata Municipal Corporation. But due to paucity of funds and inexperience they are searching for a suitable Developer/s. who will carry out the said project.





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Sub-Registrar-I
District, South 24 Parganas

27 JUN 2022

AND WHEREAS the Owner herein of the One Part is not in a position to execute the work of development and as such she has decided to execute the said work of development through a Developer/Builder. And the party of the other Part herein having come to learn the intention and/or desire of the Owner and then the party of the other Part approached the Owner herein for the execution of the entire work of the development of the said property morefully mentioned in the First Schedule hereunder written under terms and conditions as mutually agreed upon by and between the Parties herein.

AND WHEREAS it has been reduced in writing on the basis of mutually agreed terms and conditions by and between the parties hereunder.

NOW THIS INDENTURE WITNESSETH AND IN IS HEREBY AGREED RECORDED DECLARED AND CONFIRMED BY THE ABOVE NAMED TWO PARTIES HERETO AS FOLLOWS:-

ARTICLE - 1 : DEFINITIONS

In these presents unless there is something repugnant to inconsistent with:-

1.1. **OWNER** :- SMT MALA BURMAN (having PAN AIUPB0946L and Aadhaar No. 2628 2271 5191) Wife of Late Debabrata Burman, by faith Hindu, by occupation Housewife, by nationality Indian, residing 4, Sreerampur North, Post Office Garia, Police Station previously Jadavpur now Patuli, Kolkata 700084, hereinafter called the "OWNER".

1.2. **DEVELOPER** :-M/S. S: S. CONSTRUCTION (having PAN AAMFS4982P), a Partnership Firm duly registered under The Indian Partnership Act and having its registered office at 149, Kanungo Park, P.O. Garia, P.S. Jadavpur, Kolkata 700084, and represented by the following partners (1) SRI SWAPAN BHATTA (having PAN AEFPB8007H), Son of Late Ramesh Chandra Bhatta, by faith Hindu, by occupation Business, by nationality Indian, residing at 126, Kanungo Park, P.O. Garia, P.S. Jadavpur, Kolkata - 700084 (2) SRI SAJAL BHATTA (having PAN AEVPB3414J), Son of Late Ramesh Chandra Bhatta, by faith Hindu, by occupation Business, by nationality Indian, residing at 152, Kanungo Park, P.O. Garia, P.S. Jadavpur, Kolkata 700084, hereinafter referred to as the "DEVELOPER"

1.3 **PROPERTY (PREMISES)**: shall mean ALL THAT piece and parcel of land measuring more or less 04 Cottahs 08 Chittacks 34 Sq.ft. along with a two storied structure measuring about 1000 Sq.ft. comprised in Mouza Baishnabghata, J.L. No. 28, Pargana





9

District Sub-Registrar-I
Alipore, South 24 Parganas

27 JUN 2022

Khaspur under Collectorate Touzi No. 56, 151,152. comprising Dag No. 629, 624, 630 appertaining to C.S. Khatian No. 32, 33 corresponding to R.S. Khatian No. 666, Khatian No. 389, L.R. Khatian No. 967 and L.R. Dag No. 624,629,630, P.S. previously Tolygunge then Jadavpur now Patuli. Sub Registry office at Alipore, District 24 Parganas now 24 Parganas (South). Now the land is being known and called as K.M.C. Premises No. 35, Sreerampur North, P.O. Garia. Police Station previously Tolygunge then Jadavpur now Patuli. Kolkata 700084 (Mailing Address 4, Sreerampur North, P.O. Garia. Police Station previously Tolygunge then Jadavpur now Patuli, Kolkata 700084) and is within the limits of Kolkata Municipal Corporation, Ward No. 110, more fully and particularly mentioned and described in the First Schedule hereunder written.

1.4 **PLAN:** shall mean and include the maps and plans that will be sanctioned by the Kolkata Municipal Corporation for the purpose of construction into new buildings on the said property.

1.5 **BUILDING:** shall mean and include the Buildings inclusive of other structures in existent and thereafter any such construction would be made thereupon.

1.6 **COMMON FACILITIES & COMMON AMENITIES:** shall mean and include Corridors, Stair-Ways, Stair Case Building, Passage, Path Ways, Hall Ways, Drainage, Sewerage, Septic Tanks, Septic Chamber, Sanitary Pipes, Pump House/Tube Well/ Deep Tube Well (if any), Overhead Water Pump and Motor (if any), TOGETHER WITH ALL appurtenances thereto the land or the land with building as well as other spaces and facilities whatsoever along with the easements, quasi-easements, attached therein or which may be mutually agreed upon between the parties and required for the establishment location, enjoyment, provisions, maintenance and/or management of the building, save and except the roof which is exclusively for the Developer in terms of this present.

1.7 **TRANSFER:** shall mean and include with its Grammatical variation and transfer by delivery of possession and by other means so be adopted for affecting a transfer of space in a building under the Law.

1.8 **TRANSFeree/PURCHASER:** shall mean and include person or persons or any partnership firm limited company, Association of persons to whom any undivided portion of the said, land or any space on the proposed new building may hereinafter be agreed to be



9



Sub-Registrar-I
Alipore, South 24 Parganas

27 JUN 2022

transferred and conveyed or on whose account any flat and/or other space in the proposed building may be erected of and/or constructed by the Developer as mentioned in the definition in the clause hereof.

ARTICLE -II : INTERPRETATIONS

2.1. Any covenant by the land Owner and/or the Developer not to act or to do anything shall be deemed to mean and include their respective obligations not to perform the said Act or Thing to be done.

2.2. **SALEABLE SPACE:** shall mean flat or flats for Residential purpose for exclusive use of Flat Owner in the Building available for independent use and occupation and garage / shop excepting what is due to the Owner and after making due provisions for common facilities and the space required therefore.

2.3. **ARCHITECT:** shall mean or construe such person or persons who may be appointed by the Developer for designing and planning the proposed building as the said premises as defined in clause 1. hereof.

ARTICLE - III : DATE OF COMMENCEMENT

3.1. This construction of new building shall be deemed to have commenced after getting the sanction of building plan from the Kolkata Municipal Corporation vacating / demolishing the existing building.

ARTICLE - IV: LAND OWNER'S REPRESENTATION/ OBLIGATION

4.1. The land Owner is seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said land more fully written and described in the First Schedule furnished hereunder free from all encumbrances, charges, liens, lispens, claims, demands, liabilities, acquisition, requisition, whatsoever and the Owner hereby declares that with the execution of this agreement the First schedule property handover and delivered to the Developer and the Developer will prepare plan for sanction from the Kolkata Municipal Corporation and from the date sanction building plan and after demolishing the existing building for workable condition, the Developer will deliver the Owner in respect of owner's





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District Sub-Registrar-I
Alipore, South 24 Parganas

27 JUN 2022

allocation within 24 months from the date of sanctioning of the building plan from the Kolkata Municipal Corporation.

ARTICLE - V: DEVELOPER'S REPRESENTATION

5.1. The Developer Company herein relying upon the representation and assurances as hereinbefore recorded in Article IV and believing the same to be true has agreed to undertake the work of development on the said landed property.

5.2. The Developer Company herein has sufficiently knowledge and expertise in the matter of development of immovable properties and construction of new building and has also arrangement of sufficient funds for carrying out the entire work of development of the said premises and the construction of the new buildings.

5.3. The Developer herein shall carry out the work of development on the said land and/or construction of the said new building as aforesaid strictly in accordance with the sanctioned plan of the Kolkata Municipal Corporation.

ARTICLE - VI: DEVELOPMENT WORK

6.1. The Land Owner do hereby entrust the work of development and/or making construction on the said land to the Developer herein for the consideration and on the terms and conditions contained in this Agreement herein.

6.2. The Developer shall carry out the work of development and/or making construction on the amalgamated land:-

(A) By the completion of the construction work of the new buildings upon the said land consisting of residential flats including other spaces in or upon the said land in accordance with the sanctioned plan within 24 months there from the date of plan sanction.

(B) During the period of construction of the said project the Developer is entitled to enter into agreements for sell or other documents and to register the same before the registering authority and to receive money and /or consideration from the intending buyers and /or purchasers.





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District Sub-Registrar-1
Anaparthi, Srisailam District, Andhra Pradesh

27 JUN 2022

(C) With the execution of this agreement the Owner hand over and deliver the vacant possession of the First Schedule property unto and in favour of the Developer herein.

ARTICLE - VII: OWNER'S ALLOCATION

7.1. In consideration of the said land and in consideration of the land Owner already permitted and permitting and/or allowing the Developer herein to develop the said land in the manner and on the terms and conditions herein agreed and recorded the Developer herein shall at it's own cost and expenses erect and/or construct new building or buildings thereon in or on the said land in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation and the Owner Allocations shall mean the Owner will get 50% of the entire constructed area of the newly constructed building i.e. (i). a flat being Flat No. A-1 on the first floor (South - East facing). (ii) a flat being Flat No. A-2 on the second floor (South - East facing) and (iii). a flat being Flat No. B-2 on the second floor (North - East facing) together with proportionate share of land underneath the newly constructed buildings on the landed properties more fully mentioned in the First Schedule. Besides these, the Owner will also receive a sum of Rs.12,00,000/- (Rupees Twelve Lakhs) only as non-refundable Owner's allocation and the payment will be made in three different phases. Rs. 4,00,000/- (Rupees Four Lakh) only will be paid after plan sanction. Another Rs. 4,00,000/- (Rupees Four Lakh) only will be paid after completion of 1st Floor casting and the remaining Rs. 4,00,000/- (Rupees Four Lakh) only will be paid after within 1 month after 2nd. Floor casting. The Land Owner hereby undertakes that she will make payment towards all the Municipal / BLRO and ground rent and outstanding Taxes what so ever the amount may be, till this day of execution of this agreement.

That after completion of the newly constructed building and before handing over the Owner's allocation, if it shall be found that the actual measurement of the flat of Owner is more than the agreed measurement of the flat of Owner, the Owner shall pay a proportionate sum of money to the Developer in lieu of the excess area and the same condition is equally applicable to the Developer in the then market rate.

It is to be stated that if there would be any GST or any other service taxes to be imposed upon the Owner's allocation as per law to be implemented by the Central Govt. or State Govt. which will be borne by the Owner herein.





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Distric Sub-Registrar-1
Alipore, Subch 24 Parganas

27 JUN 2022

ARTICLE - VIII: DEVELOPER'S ALLOCATION

8.1. In consideration of the Costs and Expenses with regard to the construction and developing the aforesaid building in accordance with the sanctioned plan by the Kolkata Municipal Corporation. The Developer shall be entitled to hold, occupy, possess and enjoy the entire constructed area of the said new buildings excluding the Owner's Allocation along with the proportionate land appurtenant to the said new building which more fully has been written and described in Second Schedule Part-II hereunder written and the Developer shall be entitled to deal with and/or dispose the same in any manner whatsoever together with the said land and the Building.

8.2. The Developer shall be entitled to accept and receive advances and/or earnest money with regard to transfer of Developer's allocation from the Intending Purchasers and the land owner hereby grant consent and absolute authority for the same in favour of the Developer.

8.3. After completion of entire construction the Developer may construct another floor upon the roof of the newly constructed building provided that after getting proper sanction from the competent authority and the ratio of the Owner and the Developer allocation will be same in respect of the said newly constructed floor.

ARTICLE - IX: DEVELOPER'S OBLIGATIONS

9.1. The Developer herein at its own costs and expenses will apply to obtain the sanctioned building plan from The Kolkata Municipal Corporation, for the purpose of development and/or construction of new buildings in or upon the amalgamated premises.

9.2. The Developer shall defend or contest all or any suits, appeals, and all legal proceedings and/or litigations if there by any in connection with the said land and development thereof and/or constructions of the proposed new building either against the Land Owner or the Developer or any party concerned and for which the all expenses shall borne and paid by the Owner and Developer equally.

9.3. It is agreed and made clear that the Land Owner herein shall not in any manner be liable and/or responsible for the costs, charges and expenses for the development of the said





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Sub-Registrar-I
Alipore, South 24 Parganas

27 JUN 2022

premises and/or the construction of the proposed new building and in this regard, the Developer hereby agrees to keep the Owner absolutely indemnified and harmless.

9.4. The Developer herein shall keep the Owner absolutely indemnified and harmless against all actions, claims and demands, which may arise due to any deviation and/or violations of the Municipal Corporation Laws.

9.5. The Developer herein shall solely be responsible or liable for the payment of salaries, wages, charges, remunerations of all Mistries, Masons, Supervisions, Architects, Contractors, Engineers, Chowkidars, Darwans and other employees and staffs as may be retained appointed and/or employed the Developer and in this Developer and in this regard the Owner shall not in any manner be responsible.

9.6. The Developer herein shall be responsible to arrange finance and/or moneys as may from time to time be required for the work of development and/or construction of the proposed new Buildings. The Developer shall not in any way create any encumbrances or charge over the said land.

9.7. Time is the main essence of this agreement and this has been agreed by and between the parties herein that after execution of this agreement the Developer will take necessary step to obtain the sanctioned plan from appropriate authority and the Developer will complete the entire construction work within 24 (Twenty four) months from the date of sanction of the plan and handover the owner's allocations to the Owner.

9.8. During construction of the building the Developer shall accommodate the Owner in such suitable places at the cost of the Developer but after completion of the said project the Owner allocation will be handed over the Owner.

ARTICLE - X : OWNER'S OBLIGATION AND COVENANTS

10.1. The Land Owner shall sign and execute all applications and other Papers and Documents as may be required for obtaining sanction plan for construction of the proposed New Building at the said Premises.

10.2. The Land Owner shall render their best co-operation and subsistence to the Developer with regard to the development and construction as aforesaid as may from time to





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27 JUN 2022

time be required if the Developer does not violates, ignores any of the agreed terms and conditions here in this agreement present.

10.3. The Land Owner shall sign and execute all applications, Letters and other Papers and Documents as may be required for obtaining Telephone, Electricity and Water connection drainage connection as will or other Public services in or upon proposed New Buildings on the said land for habitable purpose.

10.4 The Land Owner shall from time to time and all times execute and register appropriate Deed of conveyance, transferring and/or conveying undivided proportionate share and/or interest in the said land in favour of the Developer and/or its nominees/assignees and for the intending purchasers in relation to the respective flats/car parking space, roof and other spaces in regard to and out of the Developer's Allocation which such intending purchasers would agree to acquire the identified portion from the Developer's Allocation.

10.5. The Land Owner shall not in any manner object or obstruct for carrying out of the further development work of the said land and/or the construction of the said building by the Developer, herein. The Land Owner herein shall not permit other than the Developer, to anyone to do any act, deed, matter, thing which may in any manner cause hindrance or obstruction in the matter of development of the said land and/or construction of the new building proposed by the Developer.

10.6. The Land Owner herein shall not in any manner encumber, mortgage, charge or otherwise deal with or dispose of the said land and/or the said land or any portion thereof, pending this agreement and/or the development work. It is worth to mention that the amount accrued from the salvage of the existing building would be divided in between the parties herein in equal share.

10.7. The Owner shall have to obey as well as bear/pay the expenses for GST or any other taxes as per Law of the Land applicable for the Owner's allocation.





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Mehnat, Soliq va 24 Kerganas

27 JUN 2022

AND THE OWNER HEREBY FURTHER AGREES AND COVENANTS WITH THE DEVELOPER as follows:

a) Not to cause any interference in the construction work of the proposed building at the said premises by the Developer provide the proposed building is constructed in accordance with the specification of work mentioned in the Fourth Schedule hereunder written.

b) To empower and authorize the Developer inter alia to do, exercise, execute and perform all and every act, deed and thing and purpose for and on behalf of the Owner in connection with the development of the said premises, as lawful constituted attorney on behalf of the Owner, in the manner are as follows:

i. To sign, execute and submit all papers, documents for the purpose of proposed building plans, undertaking and declarations as may be required to be submitted for sanction of requisite building plan or plans or modifications thereof by the Kolkata Municipal Corporation or other competent authorities.

ii. To appear and represent the Owner before various authorities and departments of the Kolkata Municipal Corporation namely drainage, water survey, valuation, assessment, fire brigade, law collection and Revenue Department, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority and all other authorities concerned having jurisdiction over the said premises and defend all actions and proceedings and to sign and verify all documents and deposit necessary fees or charges in the appropriate departments and withdraw and receive documents and money.

iii. To negotiate on terms for and to enter into and conclude and execute from time to time agreement or agreements for sale or transfer of flats, rooms and space concerning Developer's allocation reserved by and under this agreement with the intending purchaser or purchasers such prices and/or consideration as the Developer in it's absolute discretion think best and proper and also to cancel and repudiate such agreement or agreements.

iv) To receive from the intending purchaser or purchasers earnest money and/or advance and also the balance purchase money in completion of such sales and give receipts thereof.

v) To represent the owner before any Notary Public, Sub-Registrar, District Registrar or Registrar of Assurances, Kolkata for registration and acknowledge and register sale deeds.





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District Sub-Registrar-1
Alipore, South 24 Parganas

27 JUN 2022

instruments and writings in respect of Developer's allocation in the proposed building for and on our behalf of the Owner and to admit the execution thereof and to do all other acts and deeds on that behalf as may be to the Developer may seem necessary and expedient.

c) The Owner hereby further declare, to execute a separate register general power of attorney in favour of the Developer or its nominated person to sell, transfer and convey the Developer's allocation and undertakes that the said General Power of Attorney shall not be revoked till the entire portion of the said Developer's allocation has been sold out and necessary deeds, writings and instruments executed and registered in favour of the prospective purchaser or purchasers concerning the said Developer's allocation provided that the Developer performs on it's part all the obligations under this agreement.

ARTICLE -XI: DEVELOPER'S RIGHT

11.1. The Developer herein shall be entitled to represent the land Owner before the Kolkata Municipal Corporation, Police Authorities as well as all other Government Authorities as may from time to time be necessary or required for the purpose of carrying out the development work and/or construction of the proposed new buildings at the amalgamated premises.

11.2. The Developer herein shall be entitled to apply for and obtain all necessary sanctioned permission and/or no objection certificate from the Appropriate Govt. Authorities and/or Departments as may from time to time be necessary or required.

11.3. The Developer herein shall be entitled at its discretion to retain appoint and employ such persons, mistries, architects, engineers, contractors, manager, supervisors, durwans, and other employees for the purpose of carrying out the work of development of the constructions of new building the Developer shall at its discretion as desire.

11.4. The Developer shall be entitled from time to time to obtain necessary modification and/or Rectification duly sanction from the Kolkata Municipal Corporation or other appropriate Govt. Authorities and or departments for the purpose of completion of the development work and/or construction of New Building.

11.5. The Developer herein shall be entitled to erect and/or construct the said New Buildings and/or the several Residential Flats /Car Parking Spaces and other spaces of the



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District Sub-Registrar-I
Alipore, South 24 Parganas

27 JUN 2022

new building pertaining to the Developer's Allocation for and on account and on behalf of the intending Buyers and/or Transferee or on its account at its sole discretion.

11.6. The intending purchasers and/or Transferees of the Developer's Allocation in respect of the residential flats/Car Parking Spaces and other spaces of the new buildings shall be entitled to proportionate undivided share and/or interest of the said land.

11.7. The Developer herein shall be at liberty and at its discretion to negotiate with the intending Buyers/Transferees and further to enter into Agreement for Sale and/or transfer of the Developer's Allocation in respect of the residential flats/car parking spaces and other space of the proposed new Buildings and to receive and/or realize the Earnest Moneys, Part Payments and other consideration Moneys and appropriate the same without any objection by or on behalf of the Owner.

11.8. The Developer herein shall be at liberty and at its own discretion has the right to give mortgage/Lien/hypothecate with the interested parties exclusively from the part and portion of Developer's Allocation only without disturbing owner's Part of allocation.

ARTICLE XIII: RATES AND TAXES

13.1. Henceforth, The Developer and/or Buyer and/or Transferee of flats and other spaces in the New Building in respect of Developer's allocation shall bear and pay the proportionate amount of the Municipal Taxes and other rates and taxes whatsoever on the basis on the areas of the flats and other spaces of the said new buildings and the Owner also will pay proportionate amount of the Municipal Taxes and other rates and taxes whatsoever on the basis on the areas of the flats and other spaces of the said new buildings in respect of Owner's allocation.

ARTICLE -XIV : POSSESSION TO THE LAND OWNER

14.1. This has been agreed by and between the parties herein that the Developer will give the possession of the Owner's Allocation to the Land Owner in a ready and tenable condition within 24 (twenty four) months from the date of sanctioning of the building plan from the Kolkata Municipal Corporation and other authority concern.





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Registrar-1
South 24 Parganas

27 JUN 2022

ARTICLE -XV: TRANSFER

15.1. The Land Owner hereby agree to transfer and convey the Developer's Allocation in the said Building and/or in said land and/or its rights, title and interest respect thereof in favour of the Developer and/or it's transferee(s) and/or Buys of land/flat or other spaces in respect of the Developer's Allocation in the new buildings, who may recommended for the purpose by the Developer; at or for the consideration as hereinbefore stated, provided Land Owner get their Allocation in time with full satisfaction as per the terms agreed upon.

ARTICLE -XV - STAMP & REGISTRATION FEES

16.1. The Developer and/or transferees and/or buyers of flats and other spaces in respect of the Developer's allocation in the new building shall bear and pay stamp duty and registration charges and other costs expenses for and on account of the execution and registration of the proposed Deeds of Transfer by the land Owner in respect of the proportionate undivided share in land and/or super structure.

ARTICLE -XVII: DOCUMENTATION

17.1. All transfer deeds as may from time to time required to be signed, executed, and registered by the Owner conveying and/or transferring their rights, title and interest in or in respect of the said land and/or the said premises and all other deeds, documents, and instruments shall be prepared by the L.d. Advocate as may be decided upon by the Developer.

17.2. All fees, costs, charges and expenses for proportionate of the proposed transfer, deeds and all the other deeds and documents shall be borne by the Developer and/or the Transferee of flats including the proportionate share of Land and other spaces in the Building in respect of Developer allocation.

17.3. In all transfer deed from time to time should be required to execute and should be registered against the Developer's Allocation. The Developer shall join or caused to be joined as confirming Party, it so be advised.





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District Sub-Registrar-I
South 24 Parganas

27 JUN 2021

ARTICLE -XVIII: ARBITRATION

18.1. In case of any dispute of differences between the parties hereto the same shall be transferred to arbitration for adjudication under the provisions of the Indian Arbitration Act, 1940 and subsequent amendments thereof will be applicable herein. And the Ld. Advocate of this document will act as an Arbitrator.

ARTICLE -XIX: JURISDICTION

19.1. The Courts at Kolkata alone actions, suits and proceedings arising out of these presents between the parties hereto.

ARTICLE -XX: FORCE MAJURE

20.1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the "FORCE MAJURE" and shall be suspended from the obligation during that duration of the "FORCE MAJURE".

20.2. "FORCE MAJURE" shall mean flood, Earthquake, Riot, War, Storm, Tempest, Civil commotion, strike and/or any other Act or Commission beyond the control of the parties hereto.

ARTICLE -XXI: MISC. CONDITION AS AGREED UPON

21.1. The Developer shall put the Owner in undisputed possession of Owner's Allocation together with the rights, in common to the common facilities and amenities within the time limit as specified in Article XIV.

21.2. The Owner shall be entitled to transfer or otherwise deal with the Owner's Allocation in the Building.

21.3. The Developer is also exclusively entitled to it's Developer's Allocation in terms of this contract within this building with exclusive Right to transfer or otherwise deal with or dispose of the same without any right, claim, or interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.





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District Sub-Registrar-I
Alameda, South 24 Parganas

27 JUN 2022

21.4. The Developer shall be entitled to invite parties for purchase of flats to the building to be constructed by the Developer and receive Call Money and such other moneys as would be offered by such party or parties for purchase of flats or flat and shall also be entitled to have a Registered Power of Attorney to be executed by the Owner at the cost of the Developer authorizing the Developer to sell the undivided interest in the schedule mentioned plot proportionately to the flat Owner on taking full consideration Money from each Buyer or Buyers and execution proper Deed of Conveyance.

21.5. The Developer shall install and erect in the said building at it's own costs, pump, tube-well, submersible pump, motor, water storage, tanks, overhead reservoirs, septic tank, electrifications, temporary electric connection from the authority concerned and until permanent electric connection is obtained, temporary electric connection shall be provided and other facilities as are required to be provided in a residential building having self-contained apartments and for sale of flats therein on "Ownership" and as mutually agreed.

21.6. The Owner and the Developer have entered into the Agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the parties hereto in any manner nor shall the parties hereto constitute an Association of persons.

21.7. Any Notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owner if delivered by hand and duly acknowledge or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by prepaid Regd. Post to the last known address of the Developer.

21.8. The Developer shall frame scheme for the management and administration of the said building or buildings and/or common parts thereof. The Owner hereby agrees to abide by all the Rules and Regulations to be formed by any Society/Association/Holding Association and/or any other Organization who will be in charge of such management of the affairs of the building or buildings and/or common parts thereof and the parties hereto hereby give their consent to abide by such Rules and Regulation.

21.9. As and from the date of completion of the Construction of the building the Developer and/or it's transferees shall each and/or either party be liable to pay and bear





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District Sub-Registrar-I
Alipore, South 24 Parganas

27 JUN 2022

proportionate charges on account of Ground Rent and other Taxes payable in respect of their respective spaces.

21.10. The Building is to be constructed by the Developer in accordance with the specification hereunder written.

21.11. The Developer, if needed may borrow money/monies from any financial institution/s, Bank, Private Party, by giving hypothecation/lien/mortgage only the constructed part of the proposed new building against his (Developer's) Allocation as mentioned Article VIII, hereinafter, without infringe the right of Owner's/Landlady Allocation as fully mentioned in Article VII, hereinafter.

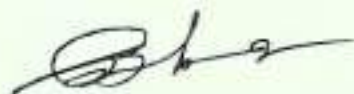
And also without infringe the right title of the land on which the proposed new building will be constructed as more fully mentioned in the first Schedule hereinafter. Or more clearly to mention, the Developer will be allowed to borrow money/monies through giving mortgage/lien/hypothecation, against the Construction of Newly Proposed Building only to the extent of Developers Allocation and not for Land as a whole or any part thereof, and for Owner's Allocation. And the Developer shall be entitled to borrow money from any Bank without creating any financial liability on the Owner or affecting right.

ARTICLE - XXII : OWNER' INDEMNITY

22.1. The Owner do the hereby undertake that the Developer shall entitled to the said construction and shall enjoy its allocated space without any interference or disturbances, provided the Developer performs and fulfills all the terms and conditions herein contained and/or on its part to be observed and performed.

ARTICLE - XXIII: DEVELOPER'S INDEMNITY

23.1. The Developer hereby undertakes to keep the Owner indemnified against all Third Party claims viz. all supplier or Building Materials and actions arising out of the Developer's actions with record to the Development of the said premises and/or in the matter of construction of the said Building and/or for any defect therein.





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Deputy Sub-Registrar-I
Alipore, South 24 Parganas

27 JUN 2023

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 04 Cottahs 08 Chittacks 34 Sq.ft. along with a two storied structure measuring about 1000 Sq.ft. (on the ground floor 500 sq.ft. and on the first floor 500 sq.ft.) comprised in Mouza Baishnabghata, 卍卐 No. 28, Pargana Khaspur under Collectorate Touzi No. 56, 151,152, comprising Dag No. 629, 624, 630 appertaining to C.S. Khatian No. 32, 33 corresponding to R.S. Khatian No. 666, 389, L.R. Khatian No. 967 and L.R. Dag No. 624,629,630. P.S. previously Tollygunge then Jadavpur now Patuli, Sub Registry office at Alipore, District 24 Parganas now 24 Parganas (South). Now the land is being known and called as **K.M.C. Premises No. 35, Sreerampur North, P.O. Garia, Police Station previously Tollygunge then Jadavpur now Patuli, Kolkata 700084 (Mailing Address 4, Sreerampur North, P.O. Garia, Police Station previously Tollygunge then Jadavpur now Patuli, Kolkata 700084)** and the land is within the limits of Kolkata Municipal Corporation, **Ward No. 110.** and the land is being butted and bounded as follows:-

ON THE NORTH : 12 ft wide K.M.C. Road
ON THE SOUTH : House of Bijoy Poddar
ON THE EAST : Premises No. 8. Sreerampur Road
ON THE WEST : Premises No. 3. Sreerampur Road

THE SECOND SCHEDULE ABOVE REFERRED TO

PART-1

(OWNER ALLOCATION)

ALL THAT the Owner will get 50% of the entire constructed area (i.e. Total F.A.R.) of the newly constructed building i.e. (i). a flat being Flat No. A-1 on the first floor (South – East facing), (ii) a flat being Flat No. A-2 on the second floor (South – East facing) and (iii). a flat being Flat No. B-2 on the second floor (North – East facing) together with proportionate share of land underneath the newly constructed buildings on the landed properties more fully mentioned in the First Schedule. Besides these, the Owner will also receive a sum of Rs.12,00,000/- (Rupees Twelve Lakhs) only as non-refundable Owner's allocation in the following manner:

after Plan Sanction: Rs. 4,00,000/- (Rupees Four Lakhs) only

after completion of 1st. floor casting Rs. 4,00,000/- (Rupees Four Lakhs) only

after 2nd. floor casting: Rs. 4,00,000/- (Rupees Four Lakhs) only





9

District Sub-Registrar-I
Alipore, South 24 Parganas

27 JUN 2022

PART-II
(DEVELOPER'S ALLOCATION)

ALL THAT portions the entire property to be constructed at the aforesaid premises save and except the owner's allocation of the constructed area on the different floors of the building together with proportionate share of land underneath the newly constructed building on the property more fully mentioned in the First Schedule.

THE THIRD SCHEDULE ABOVE REFERRED TO
(Common Expenses)

1. All costs of maintenance, operations, repairs, replacement services and white painting rebuilding reconstructing decorating redecorating of all other common areas/parts its fixtures fittings electrical wiring and equipment's in under or upon the building enjoyment or used common by the occupiers of the building.
2. The salaries and other expenses incurred for and payable to any person employed for common purposes including security, electrician, maintenance, plumber, administration of the building, accountant, clerks, gardeners, Sweepers, liftman etc.
3. Insurance premium for insuring the building and every part thereof against earthquake, damages, fire, lightning, mob violence, civil commotion, etc. if insured.
4. Expenses for supplies of common utilities electricity water charges etc. payable to any concerned authorities and or organization and payment of all charges incidental thereto.
5. Sinking Fund and other contributions, if any.
6. Municipal Corporation and other rates and taxes and taxes and levies and all other outgoings save those which would be separately assessed and/or incurred in respect of any unit or portion of lands.
7. All such other expense and outgoings as are deemed by the Developer and/or the Association or Co-operative Society or Private Limited Company to be necessary for or incidental thereto.





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District Sub-Registrar-1
Alipore, South 24 Parganas

27 JUN 2022

8. Electricity expenses for lighting all the common parts outer wall of the building, parking space and for operation of all the common areas.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Common Parts/Common Areas and Facilities)

1. Drains and sewers from the premises to the K.M.C. Duct.
2. Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
3. The Drivers, durwans, maintenance staff rest room with electrical wiring switches and points fittings and fixtures, (if any)
4. Boundary walls of the premises including outside of the walls of the building and main gates.
5. Water pump and motor with installation and room therefore.
6. Water pump overhead tanks and pipes and other common plumbing installations and spaces required thereto.
7. Electrical wiring meters and fittings and fixture for lighting the staircases lobby and other common areas (excluding those as are installed for any particular unit and spaces required therefore).
8. Windows doors grills and other fittings of the common area of the premises.
9. Such other common parts areas equipment's installations fixtures fittings covered and open space in or about the said premises and/or building as are necessary for passages to or use and occupancy of the units as are easement of necessary.



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Sub-Registrar-I
District South 24 Parganas

17 JUN 2022

**THE FIFTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION)**

<u>FOUNDATION</u>	Reinforced cement concrete footings.
<u>STRUCTURE</u>	R.C.C. Frame structure.
<u>BRICK-WORK</u>	Made of 1 st Class Brick, 200mm. WALL: 1:6 Cement Mortar 75 / 125 mm. WALL: 1:4 Cement Mortar.
<u>ALL FLOOR</u>	Entirely finished with Vitrified floor Tiles (size 24"x24") ivory color. SKIRTING: 4" floor tiles.
<u>TOILET & W.C.</u>	Two European Commode with High Density P.V.C. Cistern, O.H Shower (C.P.), With hot cold line in Big toilet. Toilet wall: 6' ft. Height colour Glazed Tiles 18"x12"(IVORY) Floor: Ceramic floor tiles.(16 X 16) plain color W.C. DADO: 4' height white colour Glazed Tiles 18"x12"
<u>KITCHEN</u>	a) Cooking Platform: GREEN MARBLE. b) STEEL SINK c) Up to 3' above from kitchen Top Level plain colour Glazed Tiles 18"x 12" FLOOR: Vitrified floor tiles. (24" x 24") plain color
<u>DOOR</u>	Main And Inside: 35 mm thick flush door phenol bonded Doors. Godrej night latch will be provided to the Main door with one eye pipe and each BED ROOM: one ordinary lock 6" Heavy duty Al tower bolt and door stopper.
<u>WINDOW</u>	Aluminium frame with sliding glass window with M.S. GRILL. Stair-M.S. Plain grill railing.
<u>ELECTRICALS</u> (Excluding electrical fittings.)	a) Concealed wiring Heavy Duty Copper Wire (Finolex), fitting fixing of "Anchor" brand. b) Electrical calling Bell Point only. c) In Bed Room: one fan and two light points One Plug point, one A.C. line with switch. In living / dining: Two fan points, two light points, three power point, one power point & one exhaust point in kitchen, one light and exhaust point in toilet & W.C. Geyser point in toilet.





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Sub-Registrar-I
Alipore, South 24 Parganas

27 JUN 2022

<u>SANITARY & PLUMBING</u>	: Each flat would be provided with One Wash Basin of matching size in suitable place. INSIDE: Concealed pipe line with Heavy Density P.V.C. Pipe. OUTSIDE: Heavy Density P.V.C. Soil Pipe.
<u>BASIN/PAN/COMMODORE</u>	: WHITE- HINDWARE / CERA / PARRYWARE.
<u>PAINTING</u>	: INTERNAL WALL: Plaster Of Paris. EXTERNAL WALL: Weather Coat (Asian Paints / Berger)
<u>DOOR & WINDOW</u>	: 2 (TWO) coats coloured synthetic Enamel Paint.
<u>LIFT</u>	: 4 Passengers carrying capacity lift will be provided

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

SIGNED SEALED AND DELIVERED
by the above named parties at Kolkata
in the presence of WITNESSES:

1. Buman Bhatta Charyje
A-48, Purnavilla,
Atabagan, Garia,
Kolkata-700153

Mala Berman.

SIGNATURE OF THE OWNER

2. Dipak Paul.
D-79 Kabinchally
Brahmapur
Kolkata - 700096.

S. S. CONSTRUCTION

Dipak Paul (Paul)
Partner

S. S. CONSTRUCTION

Sajal Bhalla (Bhalla)
Partner

SIGNATURE OF THE DEVELOPER

③ URMILI BARMAN.
142 Kendua Main Road.
Garia. Kol-84.

Drafted by me as per deeds,
documents, testimonials and
instructions given by the parties hereto

Manankar Ray

Advocate (F/733/2001)
Atipur Police Comt
Kolkata-27.



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District Sub-Registrar-1
Alameda, South 24 Parganas

27 JUN 2022



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

Name SWARAN BHATTA
 Signature Swaran Bhatta



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

Name SAJAL BHATTA
 Signature Sajal



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

Name MALA BURMAN
 Signature Mala Burman

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

Name



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District Sub-Registrar-I
Alipors, South 24 Parganas

27 JUN 2022

Partner

S. S. CONSTRUCTION

In case this card is lost/changed, kindly inform return to
 the issuing authority :
 Joint Commissioner of Income-Tax (Systems & Technology),
 P-7,
 Chatterjee Square,
 Calcutta-700 009.

PERMANENT ACCOUNT NUMBER / PERMANENT ACCOUNT NUMBER
 AAMFS4982P
 THE NAME
 S S CONSTRUCTION
 PARTNER/DATE OF INCORPORATION INFORMATION
 18-12-1994
 R. S. Rao
 Joint Commissioner of Income-Tax, W.B. - XI

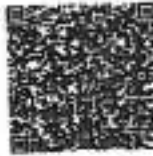




सर्वकार-भारत
GOVERNMENT OF INDIA



सुमन भट्टाचार्य
Suman Bhattacharjee
जन्मतिथि/ DOB: 18/05/1974
पुरुष / MALE



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आवास - सातवाहन बाणेश्वर अधिकार



आवास प्राधिकरण
GOVERNMENT OF INDIA

ठिकाना:

Address

A-48, आतबागान, लस्कारपुर,
पश्चिम 24 पारगना,
पश्चिमबंग - 700153

A-48, ATABAGAN,
Laskarpur, South
Twenty Four Parganas,
West Bengal - 700153



1847
1300 300 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847,
Bengaluru-560 001





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

GRN Details

GRN: 192022230058611165 Payment Mode: Debit Card Payment
GRN Date: 24/06/2022 19:03:42 Bank/Gateway: State Bank of India
BRN : IK0BTDPAR0 BRN Date: 24/06/2022 19:05:41
Payment Status: Successful Payment Ref. No: 2001843457/7/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Dipak Paul
Address: 2, Mahadanga Colony, chandannagar, Pin 712136
Mobile: 9903971879
EMail: dipu2569@gmail.com
Contact No: 9903971879
Depositor Status: Others
Query No: 2001843457
Applicant's Name: Mr Manankar Ray
Identification No: 2001843457/7/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001843457/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2001843457/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	12021
			Total	14042

IN WORDS: FOURTEEN THOUSAND FORTY TWO ONLY.



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District Sub-Registrar-I
Alipore, South 24 Parganas

27 JUN 2022

Major Information of the Deed

Deed No :	I-1601-01597/2022	Date of Registration	27/06/2022
Query No / Year	1601-2001843457/2022	Office where deed is registered	
Query Date	19/06/2022 10:06:19 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Manankar Ray Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831499159, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 12,00,000/-]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 53,40,450/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 12,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



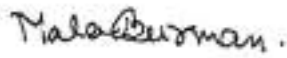
District: South 24-Parganas, P.S:- Patull, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SREERAMPURE NORTH, , Premises No: 35, , Ward No: 110 Pin Code : 700084

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 8 Chatak 34 Sq Ft	12,00,000/-	46,65,450/-	Width of Approach Road: 12 Ft.,
Grand Total :				7.5029Dec	12,00,000 /-	46,65,450 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	3,00,000/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	3,00,000 /-	6,75,000 /-	



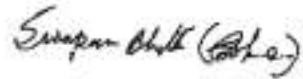
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Mala Burman Wife of Late Debabrata Burman Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office	 27/06/2022	 LTI 27/06/2022	 27/06/2022
4, Sreerampur North, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Axxxxxxx6L, Aadhaar No: 26xxxxxxxx5191, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office				




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	S S CONSTRUCTION 152,kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			



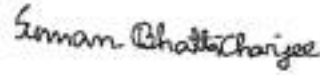
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Swapan Bhatta (Presentant) Son of Late Ramesh Chandra Bhatta Date of Execution - 27/06/2022, , Admitted by: Self, Date of Admission: 27/06/2022, Place of Admission of Execution: Office	 Jun 27 2022 11:48AM	 LTI 27/06/2022	 27/06/2022
126, Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7H, Aadhaar No: 21xxxxxxxx2321 Status : Representative, Representative of : S S CONSTRUCTION (as Partner)				

2

Name	Photo	Finger Print	Signature
Shri Sajal Bhatta Son of Late Ramesh Chandra Bhatta Date of Execution - 27/06/2022, , Admitted by: Self, Date of Admission: 27/06/2022, Place of Admission of Execution: Office	 Jun 27 2022 11:45AM	 LTI 27/06/2022	 27/06/2022
152, Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx4J, Aadhaar No: 55xxxxxxxx4646 Status : Representative, Representative of : S S CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Suman Bhattacharjee Son of Late Sunil Kumar Bhattacharjee A-48, Atabagan, Purnavilla, City:- Not Specified, P.O:- Laskarpur, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700153	 27/06/2022	 27/06/2022	 27/06/2022

Identifier Of Smt Mala Burman, Shri Swapan Bhatta, Shri Sajal Bhatta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Mala Burman	S S CONSTRUCTION-7.50292 Dec

Transfer of property for S1

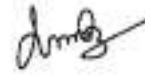
Sl.No	From	To. with area (Name-Area)
1	Smt Mala Burman	S S CONSTRUCTION-1000.00000000 Sq Ft

Endorsement For Deed Number : I - 160101597 / 2022

On 20-06-2022

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 53,40,450/-



Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 27-06-2022

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 11:30 hrs on 27-06-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Shri Swapan Bhatta .

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

Execution is admitted on 27/06/2022 by Smt Mala Burman, Wife of Late Debabrata Burman, 4, Sreerampur North, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Identified by Shri Suman Bhattacharjee, , Son of Late Sunil Kumar Bhattacharjee, A-48, Atabagan, Purnavilla, P.O: Laskarpur, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

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

Execution is admitted on 27-06-2022 by Shri Swapan Bhatta, Partner, S S CONSTRUCTION (Partnership Firm), 152,kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patull, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Shri Suman Bhattacharjee, , Son of Late Sunil Kumar Bhattacharjee, A-48, Atabagan, Purnavilla, P.O: Laskarpur, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

Execution is admitted on 27-06-2022 by Shri Sajal Bhatta, Partner, S S CONSTRUCTION (Partnership Firm), 152,kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patull, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Shri Suman Bhattacharjee, , Son of Late Sunil Kumar Bhattacharjee, A-48, Atabagan, Purnavilla, P.O: Laskarpur, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,053/- (B = Rs 12,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 12,021/-

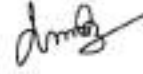
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/06/2022 7:05PM with Govt. Ref. No: 192022230058611165 on 24-06-2022, Amount Rs: 12,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BTDPAR0 on 24-06-2022, Head of Account 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 5,000/- by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4794, Amount: Rs.5,000/-, Date of Purchase: 03/06/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/06/2022 7:05PM with Govt. Ref. No: 192022230058611165 on 24-06-2022, Amount Rs: 2,021/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BTDPAR0 on 24-06-2022, Head of Account 0030-02-103-003-02



Tabis Ansari

**DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

29/06/2022 Query No:-16012001843457 / 2022 Deed No :I - 160101597 / 2022, Document is digitally signed.

Page 37 of 38

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2022, Page from 77372 to 77409

being No 160101597 for the year 2022.



Digitally signed by MOHAMMED TABIS
ANSARI

Date: 2022.06.29 16:16:41 +05:30

Reason: Digital Signing of Deed.

(Tabis Ansari) 2022/06/29 04:16:41 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)