

6446/2023

D-06232/23 MS D-06229/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
8-2001407629/2023

H 856966 H 856966

Certified that the document is submitted to registration. The Signature Sheet and endorsement Sheets Attached to the document are the part of the document.

Additional District Sub-Registrar
Chandernagore, Dum Dum, 24-Pgs. (North)

15 JUN 2023


DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on **15th day of June**, Two Thousand Twenty-Three the year of Christ (2023)

AMONGST

একনক নং 2298
তারিখ 26/5/23
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ক্রমিক নং

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R. Construction
৫-৫৭



লাইসেন্স প্রাপ্ত স্ট্যাম্প ডেভার
নৈহাটী এ.ডি.এস.আর অফিস
কেন্দ্র টিকিট ২৪ পল্লীশাল



বি
ডেভেলপার নাম শ্রী সুব্রত পাল
ট্রেজারীর নাম বারাকপুর
টি ডি নম্বর ০৪ MAY-2023
স্ট্যাম্প খরিশের তারিখ
এই টি ডি নম্বরে মোট কত
টাকা খরিশ হইয়াছে

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Addl. District Sub-Registrar
Cossipore, Dum Dum

5 JUN 2023

1. SRI JAGADISH CHANDRA MONDAL ALIAS JAGADISH CHANDRA SADHUKHAN MONDAL , PAN - AZJPM5718K , AADHAAR NO.- 961608061402, MOBILE No.- 9875319714, son of Late Panchanan Mondal alias Panchanan Sadhukhan Mondal, by Nationality- Indian, by Faith- Hindu, by Occupation- Retired, residing at 3, Rajendra Nath Roy Chowdhury Lane, P.O.- Baranagar, P.S.- Cossipore, Kolkata- 700036, West Bengal, **2. SMT. PRATIMA MONDAL ALIAS PRATIMA SADHUKHAN MONDAL, PAN - ARAPM5680R, AADHAAR No.- 955303771354, MOBILE No.- 9088220155**, wife of Late Dilip Kumar Mondal alias Dilip Kumar Sadhukhan Mondal, daughter of Late Panchanan Gorai, by Nationality- Indian, by Faith- Hindu, by Occupation- Housewifery, residing at 3, Rajendra Nath Roy Chowdhury Lane, P.O.- Baranagar, P.S.- Cossipore, Kolkata- 700036, West Bengal, **3. SRI DIPANKAR MONDAL ALIAS DIPANKAR SADHUKHAN MONDAL , PAN - BNIPM7101A , AADHAAR No.- 837528892501, MOBILE No.- 7980576266**, son of Late Dilip Kumar Mondal alias Dilip Kumar Sadhukhan Mondal, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, residing at 3, Rajendra Nath Roy Chowdhury Lane, P.O.- Baranagar, P.S.- Cossipore, Kolkata- 700036, West Bengal, **4. SRI RABINDRANATH MONDAL ALIAS RABINDRANATH SADHUKHAN MONDAL , PAN - CXZPM4632E, AADHAAR No.- 6873 0065 0727, MOBILE No.- 9804655520**, son of Late Amarendra Nath Mondal alias Amarendra Nath Sadhukhan Mondal, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, both are residing at 3, Rajendra Nath Roy Chowdhury Lane, P.O.- Baranagar, P.S.- Cossipore, Kolkata- 700036, West Bengal, **5. SMT. MALLIKA DAS, PAN - BZFPD9905E, AADHAAR No.- 239048411119, MOBILE No.- 9830761350**, wife of Sri Subarna Das, daughter of Late Amarendra Sadhukhan Mondal, by Nationality- Indian, by Faith- Hindu, by Occupation- Housewifery, residing at 487, Rabindra Sarani, P.O.- Hatkhola, P.S.- Shyampukur, Kolkata- 700005, West Bengal, **6. SRI SUBIR KUMAR BISWAS**, son of Late Shiv Ram Biswas, **PAN - AAYPB8351P, AADHAAR No.- 882817574633, MOBILE No.- 8292857601**, by faith : Hindu, by Nationality : Indian, by Occupation : Service, residing at 19, Biswas Villa, Pathalkudwa Road, Church Lane, Urdu Government School, P.O. Ranchi, P.S. Lower Bazar, Ranchi, Jharkhand - 834001, hereinafter called the **LAND OWNERS / VENDORS** (which terms or expression shall unless excluded by and/or repugnant to the context to be deemed to mean and include their heirs, executors, administrators, representatives, and assign) of the **FIRST PART**.

P. R. CONSTRUCTION

Prasenjit Roy,
Proprietor

Dipankar Mondal
Alias

Dipankar sadhukhan mondal



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AND

"M/S. P.R. CONSTRUCTION" , a Proprietorship Firm, having its registered office at 41, Behari Lal Ghosh Road, Post Office- Ariadaha, Police Station- Belgharia, Kolkata- 700057, Dist- North 24 Parganas, West Bengal, being represented by its Proprietor namely **SRI. PRASENJIT ROY, PAN - ASWPRO008H, AADHAAR No.- 259535451920, MOBILE No.- 8777014689**, son of Sri. Pradip Roy, by Faith - Hindu, by Nationality- Indian, by Occupation- Business, residing at 41, Behari Lal Ghosh Road, Post Office- Ariadaha, Police Station- Belgharia, Kolkata- 700057, Dist- North 24 Parganas, West Bengal, referred to and called the **DEVELOPER** which terms or expression shall unless otherwise excluded by and/or repugnant to the subject and context be deemed to mean and include its legal representatives, executors, administrators, successor-in-office, successors-in-interest, nominees and assigns) of the **SECOND PART**.

WHEREAS one Bhut Nath Sadhukhan Mondal and Panchu Gopal Sadhukhan Mondal by virtue of a registered deed of sale jointly purchased a plot of land measuring about 1 bigha 16 ½ cottahs (36 Cottah 08 Chhittack) be the same or little more or less at premises no.- 3, Rajendra Nath Roy Chowdhury Lane, P.O.- Baranagar, P.S.- Cossipore, Kolkata-700036, from Mahendra Nath Roy Chowdhury and Bibhuti Bhusan Roy Chowdhury. The said deed of sale was duly registered on 09/04/1918 in the office of the Sub-Registrar at Cossipore Dum Dum and the said deed was registered and recorded in the said office in Book no.- I, Volume no.- 07, Pages from 160 to 169, being no.- 322 for the year 1918.

AND WHEREAS after purchasing the above noted property measuring 1 bigha 16 ½ cottahs (36 Cottah 08 Chhittack) be the same a little more or less at premises no.- 3, Rajendra Nath Roy Chowdhury Lane, P.O.- Baranagar, P.S.- Cossipore, Kolkata- 700036, by virtue of the above referred Deed of Sale, the said Bhut Nath Sadhukhan Mondal and Panchu Gopal Sadhukhan Mondal jointly started to enjoy the right, title and interest over the property.

AND WHEREAS the said Bhut Nath Sadhukhan Mondal died intestate leaving behind his two sons namely Panchanan Sadhukhan Mondal and Nandalal Sadhukhan Mondal as his legal heirs and successors. So, after the demise of Bhut Nath Sadhukhan Mondal, the said Panchanan Sadhukhan Mondal and Nandalal Sadhukhan Mondal and the said Panchu Gopal Sadhukhan Mondal remained as the joint owners in respect of the property lying at premises no.- 3 Rajendra Nath Roy Chowdhury Lane and many other properties.

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AND WHEREAS during the enjoyment of the joint possession of the said properties including premises no.- 3, Rajendra Nath Roy Chowdhury Lane, the said Nandalal and Panchanan had jointly instituted a suit for partition bearing Title Suit No. 89 of 1931 before the 2nd Additional Sub-Judge at Alipore, 24 Parganas against the said Panchu Gopal Sadhukhan Mondal for the purpose of partitioning the said properties by metes and bounds. Needless to say that the said suit got decreed by the Learned Sub-Judge and in terms of the said decree passed in the said suit, the said Nandalal and Panchanan became allotted to the entire premises being premises no.- 3, Rajendra Nath Roy Chowdhury Lane.

THUS the said Nandalal Sadhukhan Mondal and Panchanan Sadhukhan Mondal remained as the joint owners equally having undivided $\frac{1}{2}$ shares each in respect of premises no.- 3, Rajendra Nath Roy Chowdhury Lane Property.

AND WHEREAS the said Panchanan Sadhukhan Mondal died intestate on 28/11/1966 leaving behind him 3 sons namely, Amarendra Sadhukhan Mondal, Jagadish Chandra Sadhukhan Mondal and Dilip Kumar Sadhukhan Mondal and 5 daughters, namely, Bakul Sadhukhan Mondal, Minati Sadhukhan Mondal, Durga Rani Sadhukhan Mondal, Bela Sadhukhan Mondal and Biva Sadhukhan Mondal as his legal heirs and successors and as per the provisions of the rules of Hindu Intestate Male Succession, the said 8 legal heirs of the said Late Panchanan Sadhukhan Mondal remained as the joint owners, each having undivided $\frac{1}{16}$ th shares in respect of the premises no.- 3, Rajendra Nath Roy Chowdhury Lane as left by the said Panchanan Sadhukhan Mondal since deceased. Later the Biva Sadhukhan Mondal died intestate leaving behind her only daughter Rita Sadhukhan Mondal who stepped into the shoes of her deceased mother and remained as the co-owner of the said property with others.

AND WHEREAS the said Nandalal Sadhukhan Mondal died intestate on 22/02/1971 leaving behind his legal heirs namely Ratan Chandra Sadhukhan Mondal, Ajoy Sadhukhan Mondal, Dilip Sadhukhan Mondal, Tara Rani Sadhukhan Mondal, Angur Sadhukhan Mondal, Golap Banerjee, Jaba Rani Sadhukhan Mondal, Bablu Kumar Garai and Shefali Sadhukhan Mondal and all the said legal heirs of the said Nandalal Sadhukhan Mondal since deceased remained as the undivided joint owners, each having undivided $\frac{1}{18}$ th shares in respect of the said property.

AND WHEREAS after that by virtue of four separate Deeds of Release dated 13/11/1992 the said Dilip Sadhukhan Mondal, Ajoy Kumar Sadhukhan Mondal, Tara Rani Sadhukhan Mondal and Shefali Sadhukhan Mondal released their respective shares, being undivided $\frac{4}{18}$ th shares in respect of premises no.- 3, Rajendra Nath Roy Chowdhury

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Prasenjit Ray.
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Lane, P.O.- Baranagar, P.S.- Cossipore, Kolkata- 700036, in favour of Amarendra Sadhukhan Mondal, Jagadish Chandra Sadhukhan Mondal and Dilip Kumar Sadhukhan Mondal. The said Deeds of release were duly registered vide Deed Nos. 21047 of 1992, 21048 of 1992, 21049 of 1992 and 21050 of 1992.

AND WHEREAS after that on 01/03/1996 by virtue of five separate Deeds of Sale, the said Ratan Chandra Sadhukhan Mondal, Angur Sadhukhan Mondal, Golap Banerjee, Jaba Rani Sadhukhan Mondal and Bablu Kumar Garai sold out their respective shares being undivided 5/18th shares in respect of premises no.- 3, Rajendra Nath Roy Chowdhury Lane P.O.- Baranagar, P.S.- Cossipore, Kolkata- 700036, in favour of Amarendra Nath Sadhukhan Mondal, Jagadish Chandra Sadhukhan Mondal and Dilip Kumar Sadhukhan Mondal. The said Deeds of Sale were duly registered and numbered vide Deed Nos. 1239 of 1996, 1240 of 1996, 1241 of 1996, 1242 of 1996 and 1243 of 1996.

THUS the said Amarendra Nath Sadhukhan Mondal, Jagadish Chandra Sadhukhan Mondal and Dilip Kumar Sadhukhan Mondal jointly remained as the undivided owners in respect of undivided 11/16th shares in respect of the said property and the said Bakul Sadhukhan Mondal, Minati Sadhukhan Mondal, Durga Rani Sadhukhan Mondal, Bela Sadhukhan Mondal and Rita Sadhukhan Mondal remained as the joint owners having the residue undivided 5/16th shares of the entire Premises being 3, Rajendra Nath Roy Chowdhury Lane property.

AND WHEREAS subsequently, the said Bakul Sadhukhan Mondal, Minati Sadhukhan Mondal, Durga Rani Sadhukhan Mondal, Bela Sadhukhan Mondal and Rita Sadhukhan Mondal along with the said Amarendra Nath Sadhukhan Mondal, Dilip Kumar Sadhukhan Mondal and Jagadish Chandra Sadhukhan Mondal had executed several registered deeds of sale in favour of different purchasers whereby the said Bakul Sadhukhan Mondal, Minati Sadhukhan Mondal, Durga Rani Sadhukhan Mondal, Bela Sadhukhan Mondal and Rita Sadhukhan Mondal had duly sold, transferred and conveyed their entire undivided shares, i.e., the undivided 5/16th shares with specific demarcations of the said property to the purchasers and the said Amarendra Nath Sadhukhan Mondal, Dilip Kumar Sadhukhan Mondal and Jagadish Chandra Sadhukhan Mondal had duly sold, transferred and conveyed certain portions out of their respective undivided shares with specific demarcations in respect of premises no.- 3, Rajendra Nath Roy Chowdhury Lane, P.O.- Baranagar, P.S.- Cossipore, Kolkata- 700036. The said deeds are registered as Deed Nos.- 1252 of 1996, 1253 of 1996, 1254 of 1996, 1255 of 1996, 1256 of 1996, 1257 of 1996, 1258 of 1996, 1259 of 1996, 1260 of 1996, and 1261 of 1996.

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Prasenjit Ray.
Proprietor

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Dipankar Mondal
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AND WHEREAS upon execution of the said Sale Deeds, a specific portion measuring about 22 Cottah 14 Chhittack 43 Sq. Ft. land along with common passage measuring about 6 Cottah 01 Chhittack 41 Sq. Ft. land (more or less) has duly been transferred towards several other Transferees and the residue land remained as per the measurement as **7 Cottah 07 Chhittack 06 Sq. Ft. (498.062 Sq. M)** more or less.

AND WHEREAS after the said transfers, the said Amarendra Nath Sadhukhan Mondal, Jagadish Chandra Sadhukhan Mondal and Dilip Kumar Sadhukhan Mondal jointly remained as the joint owners having equal undivided shares (each having undivided 1/3rd shares) in respect of residue plot of land measuring an area about **07 Cottah 07 Chhittack 06 Sq. Ft. (498.062 Sq. M)** be the same or a little more or less out of the entire property, situated and lying at premises no.- 3, Rajendra Nath Roy Chowdhury Lane, P.O.- Baranagar, P.S.- Cossipore, Kolkata- 700036, more fully and specifically described in the first schedule herein after stated and herein after to be mentioned as the said landed property.

AND WHEREAS the said Amarendra Nath Sadhukhan Mondal died intestate on 12/02/2004 leaving behind his son Sri Rabindra Nath Mondal alias Rabindra Nath Sadhukhan Mondal and two daughters namely Mitali Biswas and Smt. Mallika Das as his legal heirs. Accordingly the said son and daughters of the said late Amarendra Nath Sadhukhan Mondal became the undivided joint owners in respect of the said undivided 1/3rd share as left by the said Amarendra Nath Sadhukhan Mondal, since deceased, each having 1/9th shares in the said property being **ALL THAT** my undivided share in respect of the piece and parcel of **BASTU** land measuring about **07 Cottah 07 Chhittack 06 Sq. Ft. (498.062 Sq. M)** be the same a little more or less along with a dilapidated one storied building measuring about **2000 sq. ft. (approx)** together with all common easement rights over the property within the local limits of Kolkata Municipal Corporation under Borough No.-1, Ward No.- 1, **Assessee No.- 110011700032**, situated at- 3, Rajendra Nath Roy Chowdhury Lane, P.O.- Baranagar, P.S.- Cossipore, Kolkata- 700036, hereinafter to be mentioned as the **"SAID PROPERTY"**, more fully and specifically described in the Schedule-A written herein below.

AND WHEREAS the said Dilip Kumar Sadhukhan Mondal died intestate on 20.03.2013 leaving behind his widow, Pratima Sadhukhan Mondal, being the Land Owner No. 2 herein and one son, namely Dipankar Sadhukhan Mondal, being the Land Owner No. 3 herein and one married daughter, namely Dipanwita Karmakar as his legal heirs and successors. Accordingly the said widow, son and daughter of the said late Dilip Kumar Sadhukhan Mondal became the undivided joint owners in respect of the said undivided 1/3rd share as left by the said Dilip Kumar Sadhukhan

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Pranjit Roy.
Proprietor

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Mondal, since deceased, each having 1/9th shares in the said property being **ALL THAT** my undivided share in respect of the piece and parcel of **BASTU** land measuring about **07 Cottah 07 Chhittack 06 Sq. Ft. (498.062 Sq. M)** be the same a little more or less along with a dilapidated one storied building measuring about **2000 sq. ft. (approx)** together with all common easement rights over the property within the local limits of Kolkata Municipal Corporation under Borough No.-1, Ward No.- 1, **Assessee No.- 110011700032**, situated at- 3, Rajendra Nath Roy Chowdhury Lane, P.O- Baranagar, P.S.- Cossipore , Kolkata- 700036, hereinafter to be mentioned as the **"SAID PROPERTY"**, more fully and specifically described in the Schedule-A written herein below. However, the said Dipanwita Karmakar had duly transferred her undivided right, title and interest in the said property towards her only full blooded brother, Dipankar Sadhukhan Mondal, by a dint of a Deed of Gift bearing No. 8268 for the year of 2017. Accordingly, the said Dipankar Sadhukhan Mondal remained as the undivided 2/9th owner in respect of the said property.

AND WHEREAS the said Mitali Biswas died intestate on 13/04/2021 leaving behind her legal heirs her son **SOUMOJIT BISWAS** and as per the rules of the Hindu Intestate Female Succession, the said Soumojit Biswas remained as the absolute owner in respect of the said undivided 1/9th share as left by his mother, Mitali Biswas, since deceased in respect of the said property, being premises no.- 3, Rajendra Nath Roy Chowdhury Lane, P.O- Baranagar, P.S.- Cossipore , Kolkata- 700036.

AND WHEREAS subsequently on 15th June, 2023, the said Soumojit Biswas had duly gifted his undivided 1/9th share in the said property being premises no.- 3, Rajendra Nath Roy Chowdhury Lane, P.O- Baranagar, P.S.- Cossipore , Kolkata- 700036 to his father, namely Subir Kumar Biswas by way of executing a Deed of Gift, bearing No. **150606.231** for the year of 2023, recorded in Book 'I, Volume No. **1506-2023** Pages from **180241**.... to **180257**....., bearing Deed No. **150606.231**..... for the year of 2023 and the said Subir Kumar Biswas thus remained as the undivided 1/9th owner in respect of the said property.

AND WHEREAS the parties of the First Part by way of inheritance and also by way of execution of the Deed of Gift became and remaining as the exclusive undivided share holders/ joint owners of the said property being **ALL THAT** the piece and parcel of **BASTU** land measuring about **07 Cottah 07 Chhittack 06 Sq. Ft. (498.062 Sq. M)** be the same a little more or less along with a dilapidated one storied building measuring about **2000 sq. ft. (approx)** together with all common easement rights over the

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Proprietor

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property within the local limits of Kolkata Municipal Corporation under Borough No-1, Ward No- 1, **Assessee No- 110011700032**, situated at- 3, Rajendra Nath Roy Chowdhury Lane, P.O- Baranagar, P.S.- Cossipore, Kolkata- 700036.

THUS the present Owners herein are remaining in possession of the said property, being **ALL THAT** the piece and parcel of **BASTU** land measuring about **07 Cottah 07 Chhittack 06 Sq. Ft. (498.062 Sq. M)** be the same a little more or less along with a dilapidated one storied building measuring about **2000 sq. ft. (approx)** together with all common easement rights over the property within the local limits of Kolkata Municipal Corporation under Borough No.-1, Ward No.- 1, **Assessee No.- 110011700032**, situated at- 3, Rajendra Nath Roy Chowdhury Lane, P.O- Baranagar, P.S.- Cossipore, Kolkata- 700036.

AND WHEREAS presently the present Land Owners herein have jointly decided to exploit their ownership property through Development project and being absolutely seized, possessed and sufficiently entitled to the said ownership property became desirous of developing the said Ownership properties by construction of building project thereon comprising of several residential houses, flats and/or Car Parking Spaces and/or shops but owing to paucity of fund and lack of experience and knowledge failed to materialize the same.

AND WHEREAS the present Land Owners/First Part herein approached to the Developer to implement such Building Project as aforesaid in the said joint ownership property and also to materialize their desires on joint venture basis as per sanctioned plan issued by the competent authority in respect of the proposed Building project.

AND WHEREAS the Developer has accepted the proposal to implement the said project in the said ownership properties and agreed to construct the said project at its own costs and expenses and implement the project subject to the terms and conditions as appearing hereunder and whereas both the parties have settled the allocation which is described hereunder.

AND WHEREAS the owners have agreed to execute a registered Development Power of Attorney in favour of the Developer to sign all papers documents and to enter into Agreement for Sale, and any other documents with the intending buyer or buyers of the flats, cottages, parking spaces, shops etc. together with undivided proportionate share of land in proposed

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Prasannjit Roy.
Proprietor

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Dibankar Mondal
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multi-storied building or housing complex to be constructed by the Developer at their own cost and responsibility. Only after handing over the Owners Allocation, the Developer can execute Deed of Conveyance in favour of the intending purchasers from the Developer's allocation and give possession to that effect. Before that, the Developer will be entitle to execute Registered Agreement for Sale in favour of the intending purchasers from the Developer's allocation.

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

ARTICLE - I
(DEFINITION)

In these presents unless it is repugnant to the subject or context :-

1. **LAND OWNERS** :- namely i) Sri. Jagadish Chandra Mondal alias Jagadish Chandra Sadhukhan Mondal, ii) Smt. Pratima Mondal alias Pratima Sadhukhan Mondal , iii) Sri. Dipankar Mondal alias Dipankar Sadhukhan Mondal , iv) Sri. Rabindra Nath Mondal alias Rabindra Nath Sadhukhan Mondal, v) Smt. Mallika Das and vi) Sri. Subir Kumar Biswas.
2. **DEVELOPER** :- namely "**M/S. P.R. CONSTRUCTION**", a **Proprietorship Firm**, having its registered office at 41, Behari Lal Ghosh Road, Post Office- Ariadaha, Police Station- Belghoria, Kolkata- 700057, Dist- North 24 Parganas, West Bengal, being represented by its Proprietor namely **SRI. PRASENJIT ROY** , **PAN - ASWPRO008H** , **Aadhaar no.- 2595 3545 1920** , **MOBILE No.- 8777014689**, son of Sri. Pradip Roy, by Faith - Hindu, by Nationality- Indian, by Occupation- Business, residing at 41, Behari Lal Ghosh Road, Post Office- Ariadaha, Police Station- Belgharia, Kolkata- 700057, Dist- North 24 Parganas, West Bengal.
3. **SAID PREMISES** :- shall mean and include **ALL THAT** the piece and parcel of **BASTU** land measuring about **07 Cottah 07 Chhittack 06 Sq. Ft. (498.062 Sq. M)** be the same a little more or less along with a dilapidated one storied building measuring about **2000 sq. ft. (approx)** together with all common easement rights over the property within the local limits of Kolkata Municipal Corporation under Borough No.-1, Ward No.- 1, **Assessee No.- 110011700032**, situated at- 3, Rajendra Nath Roy Chowdhury Lane, P.O- Baranagar, P.S.- Cossipore, Kolkata- 700036, morefully and particularly described in the Schedule -A hereunder written.
4. **BUILDING** :- shall mean a **G+3 multi-storied building** consisting of several floors presently intended to be constructed within the local

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Proprietor

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No- 1, **Assessee No.- 110011700032**, situated at - 3, Rajendra Nath Roy Chowdhury Lane, P.O-. Baranagar, P.S.- Cossipore , Kolkata-700036.

5. **UNIT** :- shall mean the constructed area and/or spaces in the building and/or constructed area capable of being occupied and enjoyed independently.
6. **SUPER BUILT UP AREA** :- shall mean in total covered area to comprised in the unit as certificate by the Architect plus the proportionate share of the common area. Which is **25%** of total covered area for **Flats**, **25%** of total covered area for **Covered Car Parking Space** and **20%** of total covered area for **Open Car Parking Space**.
7. **THE PLAN** :- should mean such plan prepared by the Architect for the construction of the Commercial cum Residential Complex, and as to be sanctioned by the authority of the Kolkata Municipal Corporation and/or by such other authority(s) empowered to sanction any building plan in accordance with law and/or any modified and/or revised plan.
8. **COMMON AREAS** :- shall mean and include corridors, staircase, care-taker room (if any), outside passage of the building, common toilet, meter room, ways, pump room, tube well, underground water reservoir, overhead water tank, water pump and motor, ultimate roof and lift facilities of the building and other facilities which may be mutually agreed upon between the parties and as required for the purpose of establishment, location, enjoyment, provisions, maintenance and/or management of the commercial cum residential complex.
9. **TRANSFER** :- shall mean as required under the Indian Registration Act, 1908 as well as described under the Transfer of the Property Act, 1882, for transfer of flats, shops, garages etc. with undivided proportionate share of the land.
10. **BUYERS/ PURCHASERS** :- shall mean the purchasers and/or purchase of any portion of the commercial and/or residential unit of the building complex including **Residential Flats & Garages** as to be constructed according to the sanctioned plan of the Kolkata Municipal Corporation, who will be the nominee or nominees of the Developer.
11. **ARCHITECT** :- shall mean such person(s) having requisite qualification and experience required under the laws / rules to act as Architect who will be appointed by the Developer for designing and supervision of the building to be constructed in the First Schedule property subject to the approval of the Land owners.

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Souranjit Ray.
Proprietor

Dipankar Mondal Allis
Dipankar Sadhukhan Mondal



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12. TRANSFEREE :- shall mean such a person, Firm, limited Company, Association or persons to whom any share of undivided land underneath the building to be built up shall be transferred along with flats.

ARTICLE -II
(DATE OF COMMENCEMENT)

This agreement shall be have the effect on and from 6th day of June, Two Thousand Twenty-Three the year of Christ (2023).

ARTICLE -III
(LAND OWNERS' DECLARATION)

1. The owners seized and possessed of or otherwise well and sufficiently entitled of **ALL THAT** the piece and parcel of **BASTU** land measuring about **07 Cottah 07 Chhittack 06 Sq. Ft. (498.062 Sq. M)** be the same a little more or less along with a dilapidated one storied building measuring about **2000 sq. ft. (approx)** together with all common easement rights over the property within the local limits of Kolkata Municipal Corporation under Borough No-1, Ward No- 1, **Assessee No.- 110011700032**, situated at- 3, Rajendra Nath Roy Chowdhury Lane, P.O- Baranagar, P.S.- Cossipore, Kolkata- 700036.
2. That the premises is free from all sorts of encumbrances, attachments, liens etc. and the owners have a clear and good marketable title in respect of the above mentioned property which is more fully and particularly described in the First Schedule hereunder written.
3. That the said landed property is not affected by mortgage, charges, liens, lispendences or Trust, Wak of and till date no notice of acquisition or requisition has been served upon the Land owners from any concerning Authority. That there is no other claimant who has any right, title and interest in respect of the First scheduled property other than the Land Owners. So, the Property is free from all sorts of encumbrances.
4. That there is no proceedings for the recovery of taxes pending in any Court of law in respect of the Scheduled property but there are some outstanding or dues corporation taxes in respect of the First schedule property prior to execution of these presents, the same shall be paid and borne by the Developer.

ARTICLE - IV
(DEVELOPER'S DECLARATION)

The Developer having been satisfied with the declaration hereinbefore as recorded in article-III above and after scrutinising all papers & documents regarding title of the said property and causing necessary

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searches & investigation and being satisfied about the title & marketability of the said property has agreed to undertake the work of development of the above mentioned property and construction of the commercial cum residential building complex and have also made arrangement of sufficient funds for carrying out the work of the development of the said premises and construction of the said commercial cum residential building complex on the basis of the owners assurance that there is no pending suit proceedings under Civil or criminal or Revenue and/or any claim, demand and interest of any other individual, firm and/or company and the said premises is absolutely free from all encumbrances having clear and good marketable title therein.

1. The Developer herein shall carry out the work of development of the said premises and for construction of the said commercial cum residential building complex strictly in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation and/or by the competent authority(s) to sanction the plan and/or on the basis of the sanctioned modified plan and/or revised, plan thereof.
2. That the land owners hereby grant exclusive right to the Developer to the undertake the construction on the vacant land in accordance with the plans as to be sanctioned by the Kolkata Municipal Corporation and the sanctioned revised plan if made thereafter.
3. That the Land Owners will allow to cause inspection of all Original Documents related to their joint property to the Developer at the time of OSV (Original Seen and Verified) Process of any Bank or Financial Institution. If any intending purchasers want to see or inspect all Original Documents related to above said property, then the Land Owners shall bound to provide all the necessary documents to the intending purchasers.
4. The land owners shall grant to the Developer a registered Development Power of Attorney authorizing him to take all necessary permission and sanction from the different Authorities in connection with the construction of the commercial cum residential building complex including Booking. Execution of the Registered Agreement for Sale of the flats, garages and units etc. with undivided un demarcated impartibly proportionate share of the land in respect of the developer's allocation only in favour of the intending purchaser(s) and to receive money(s) from those purchaser(s).
5. That upon completion of the proposed commercial cum residential building complex the developer shall put the land owners or their nominated person or persons, peaceful, vacant and undisputed possession of the land owners allocation TOGETHER WITH the common facilities and amenities of the said commercial cum residential building complex.

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6. The land owners and the developer shall be exclusively entitled to have their respective share of allocation over the said commercial cum residential building complex with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim and interest therein whatsoever of the others and the parties herein shall not in any way interfere with or disturb the quiet and peaceful possession of the each others allocation.
7. That in so far as necessary the developer at its own costs and expenses complete the said commercial cum residential building complex upon the said land strictly in accordance with the sanctioned building plan as well as revised plan and conforming to such specifications as are mentioned in the Second schedule hereunder written.
8. The Developer shall not transfer or mortgage the said property in any manner whatsoever.

ARTICLE - V
(LAND OWNERS FURTHER REPRESENTATION)

1. The owners hereby appoint the Developer as the builder and/or Developer and/or promoter for the purpose of developing the said premises and/or construction of the said commercial cum residential building complex as per the scheme of the Development as herein agreed. The Developer hereby accepts and confirms this appointment.
2. The owners do hereby entrust the work of Development of the said premises on the terms and conditions as contained in this agreement.
3. The developer shall carry out the work of development in respect of the said premises.
 - a) By creating and/or constructing a commercial cum residential building complex in or upon the said premises at its own costs and expenses.
 - b) By allotting the owners allocation to the owners as provided hereunder after completion of the same at the cost and expenses of the developer.

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ARTICLE - VI
(LAND OWNER'S ALLOCATION)
Constructible Area

That aforesaid Developer herein will construct a new **G+3 storied building** over the above mentioned Land of the Land Owners herein at his own cost and expenses and **the said Land Owners (No. 1 to 3) herein will jointly get the 33.32% of the constructible covered area for the flats from the upper floors, the said Land Owners (No. 4 to 6) herein will jointly get 8% of the constructible covered area for the flat from the upper floors, the said Land Owners (No. 4 to 6) herein will jointly get a 2 BHK flat on the ground floor admeasuring covered floor area of 600 sq.ft. (including staircase and lift lobby) and the said Land Owners (No. 1 to 3) herein will jointly get 2 (Two) Car Parking space / garages sanctioned by Kolkata Municipal Corporation for car parking space in the ground floor, which are to be selected and specially marked for individual owners after mutual discussion between the Land Owners and the Developers after sanction of the building plan and before shifting of the Owners to the temporary accommodation and the Owners portion will be marked in Red ink in the said building plan. The developer herein will get the remaining constructible area for flats and garages as per sanction plan to be sanctioned by Kolkata Municipal Corporation. If any floor extended in future, then the Land Owners ratio in that floor will be the same as above. The detailed Owners Allocation are as follows :-**

➤ **OWNERS NO- 1 TO 3 WILL JOINTLY GET ENTIRE FIRST FLOOR CONSISTING OF 4 (FOUR) FLATS, i.e.,**

- a) 1 (One) **South -East facing 2 BHK flat** on the **First Floor.**
- b) 1 (One) **North-East facing 2 BHK flat** on the **First Floor.**
- c) 1 (One) **South-West facing 2 BHK flat** on the **First Floor.**
- d) 1 (One) **North-West facing 2 BHK flat** on the **First Floor.**

➤ **OWNERS NO- 4 TO 6 WILL JOINTLY GET 2 (TWO) FLATS FROM THE THIRD FLOOR AND GROUND FLOOR, i.e.**

- a) 1 (One) **South-East facing 2 BHK flat** on the **Third Floor.**
- b) 1 (One) **North- East facing 2 BHK flat** on the **Ground Floor.**

• **2BHK flat will be consisting of 2 (Two) Bed Rooms, 1 (One) Covered / Open Kitchen with arch (as per Land Owners choice), 2 (Two) Toilets, 1 (One) Dining cum Drawing Room and 1 (One) Balcony. All Car Parking Spaces / Garages on the Ground Floor will be jointly provided to the**

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Land Owners' admeasuring length of 5000 mm X 2500 mm i.e., 135 sq ft more or less for each garage.

1.

(a) Sri Jagadish Chandra Mondal alias Jagadish Chandra Sadhukhan Mondal will get 2 (Two) flats on the First Floor being South-West side 2 BHK flat & North-East side 2 BHK flat which covers his allotted share of 16.66% of the total constructible flat area from the upper floors (except covered area from the ground floor). He will also get 1 (One) South-East corner facing Car Parking Space admeasuring size of 5000 mm X 2500 mm (135 sq.ft.) [approx.] sanctioned by Kolkata Municipal Corporation for car parking space on the ground floor.

(b) Smt. Pratima Mondal alias Pratima Sadhukhan Mondal and Sri Dipankar Mondal alias Dipankar Sadhukhan Mondal will jointly get 2 (two) flats on the First Floor being South-East side 2 BHK flat & North-West side 2 BHK flat which covers their allotted share of 16.66% of the total constructible flat area from the upper floors (except covered area from the ground floor). They will also jointly get 1 (One) South-East facing Car Parking Space admeasuring size of 5000 mm X 2500 mm (135 sq.ft.) [approx.] sanctioned by Kolkata Municipal Corporation for car parking space on the ground floor.

(c) Sri. Rabindra Nath Mondal alias Rabindra Nath Sadhukhan Mondal, Smt. Mallika Das and Sri. Subir Kumar Biswas will jointly get 2 (two) flats from the third floor and ground floor respectively. 1 (One) South-East side 2 BHK flat on the Third Floor which covers their allotted share of 8% of the total constructible area from the upper floors & 1 (One) 2 BHK flat on the ground floor admeasuring covered floor area of 600 Sq. Ft. (including staircase and lift lobby).

- Land Owners herein will be entitled to get their respective portion along with undivided, un demarcated, impartible proportionate share of the land at 3, Rajendra Nath Roy Chowdhury Lane, P.O- Baranagar, P.S.- Cossipore, Kolkata- 700036 under Borough No-1, Ward No- 1, Assessee No- 110011700032.
- LAND OWNERS WILL COMPLETED THE REGISTERED PARTITION DEED OF THEIR ALLOCATED PORTION WITHIN 1 (ONE) MONTH FROM THE DATE OF POSSESSION LETTER GIVEN BY THE DEVELOPER. Cost for the partition deed will be equally borne by the Land Owners.

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➤ Be it mentioned here that after taking the delivery of the Land Owners allocation, the Owners will get their allocation partitioned and / or transferred amongst themselves as per law and the Owners allocation will take effect after the execution of that proposed partition deed or gift deed.

➤ That after completion of the said proposed multi-storied building the land owners herein will acquire their peaceful allocation from the developer. If any portion increases or decreases either in Developer's portion or in Land Owners' portion, in that case such portion will be adjusted at market value.

➤ The Developer shall arrange 3 (Three) alternative rental accommodations for (a) Sri. Jagadish Chandra Mondal alias Jagadish Chandra Sadhukhan Mondal (b) Smt. Pratima Mondal alias Pratima Sadhukhan Mondal and Sri. Dipankar Mondal alias Dipankar Sadhukhan Mondal (jointly) and (c) Sri. Rabindranath Mondal alias Rabindranath Sadhukhan Mondal, Smt. Mallika Das and Sri. Subir Kumar Biswas (jointly) to any nearby place as per their present habitable conditions except the area occupied by the Land Owners in the above mentioned property. The above mentioned 3 (Three) alternative rental accommodations will be within 1.5 (One point Five) kilometers as well as a suitable 2 BHK accommodation where the Land Owners shall be temporarily staying during the tenure of construction till handing over the vacant and peaceful possession of the Owner's Allocation in the proposed multi-storied building. The nearest land marks for the above mentioned 3 (Three) alternative rental accommodations will be Kuti Ghat, Baranagar Old Post Office, Ratan Babu Ghat, Pramanick Ghat, Nainan Para, Tobin Road area, Pal bagan, etc. The Developer shall bear the monthly rent and the security deposit (if any) for the said rented place and also provide the transportation charges for shifting both ways.

ARTICLE -VII
(DEVELOPER'S ALLOCATION)

1. In consideration of development work and / or construction of the proposed commercial cum residential building complex at the cost and expenses of the Developer. **The Developer shall get and be entitled to the balance area(s) except owners allocated constructible areas (except common area and facility of the proposed multi-storied building) mentioned above** as per sanction plan from the Kolkata Municipal Corporation proposed commercial cum residential building complex including undivided proportionate share of the land of the demised under Borough No-1, Ward No- 1, **Assessee No- 110011700032**, situated at 3, Rajendra Nath Roy Chowdhury Lane, P.O- Baranagar, P.S.- Cossipore, Kolkata- 700036, morefully and particularly described in the First

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schedule hereunder written including common areas, facilities and amenities of the said building complex.

2. After the allotment of the land owner's allocation as referred to herein above the Developer shall be entitled to hold, occupy, possess and enjoy the balance constructed area (**except common area and facility of the proposed multi-storied building**) of the said **multi-storied (G+3) building** complex to its exclusive use.

ARTICLE -VIII
(PERIOD OF COMPLETION)

That the time is the essence of the instant contract and the Developer at his own cost and expenses shall complete the entire project within **36 (Thirty Six) months** from the date of registration of this **Development Agreement**, unless the Developer is prevented by any restrained order issued by any competent Court or due to acts beyond and control of the Developer for Force Majeure or acts of God. In that case the stipulated time may be extended for further **6 (Six) months**. There will be no further extension of time.

ARTICLE -IX
(DEVELOPER'S OBLIGATION)

The Developer shall :

Cost and expenses : Bear and pay all the expenses related to the execution of the project, which will, inter-alia, include :

Plan : Having the plan for constructing the building (the "**plan**") prepared, sanctioned and if necessary modified by the appropriate sanctioning authority (the "**Sanctioning Authority**") in such manner so as to avail the maximum constructed area in the Building. Be it mentioned here that after drawing of the building plan and subsequent revised building plan, the developer will give a copy of it to the land owners for their approval. After their approval, the developer will place for sanction to Kolkata Municipal Corporation Borough-I. If the developer submit the building plan and subsequent revised building plan which is not approved by the Owners for sanction before the Kolkata Municipal Corporation (KMC), then this will amount to gross violation for this agreement and the Owners will take appropriate legal action against the Developer for this.

Appointment : Appointing Architects, contractor, sub-contractor or any other person(s) and meet their emoluments.

Clearances : Paying for obtaining all necessary clearances and permissions required for executing the Project.

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Construction : Constructing the Building and completing the Project in all respect in strict conformity with the plan and the specifications as mentioned in **Second Schedule** (the "**Specifications**") and making it habitable in all respects within **36 (Thirty Six)** months (the "**Completion Date**") from the date of Registration of this Development Agreement (the "**Possession Date**" *i.e.* when the Developer shall hand over the possession to the owners from the Owners' Allocation).

Utilities : Obtaining all utilities for implementing the Project as also those that will be required by the ultimate users of the building.

Name of the New Building : Shall be decided by the Developer.

Handing over the Possession : Hand over Possession of the Owners' Allocation to the owners by the completion date before handing over of the possession of the other purchaser(s) from the Developer Allocation. The developer shall hand over possession letter to the land owners herein at the time of handing over of possession of the land owners' allocation. After completion of the land owners allocation, the Developer will invite the land owners for the inspection & joint measurement of the Land Owners allocation and make monetary adjustment in connection with the allocated area to take possession within 1 (One) month from such notice. However whether there will be any defects or any problems occurred relating to Land Owners allocated portion, then Developer will rectify it before giving the possession letter to the Land Owners. **Only after handing over the owners' allocation, the developer can execute Deed of Conveyance in favour of the intending purchaser(s) from the Developer's Allocation and give possession to that effect. Before that the Developer will be entitle to execute Registered Agreement for Sale in favour of the intending purchaser(s) from the Developer's Allocation.**

Indemnity : At all times from the Date of vacant possession of the premises till the Completion Date the Developer shall keep the Owners, saved, harmless and indemnified in respect of all actions, proceedings, fines, third party claim, accident, during the course of Development, penalties of any kind of nature, whether statutory or contractual arising out of the act and omission of the Developer.

ARTICLE -X
(LAND OWNERS' OBLIGATION)

The Land Owners shall :

Marketable Title : The Land Owners have already made out a clear and marketable title of the premises and answered all the requisitions of the Developer in this regard. However, the Land Owners have already handed over the photocopies of Title Deeds, documents and other related documents for ascertaining clear right, title and interest of the Land

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Owners by the Developer. The Land Owners represented themselves to be the absolute owners in respect of the said property and no other share holders are there in respect of the same. Therefore if in future at the time of construction of the proposed multi-storied building or after the completion of the same if third party or parties claims themselves to be the owners of the said property and if it is found that they have any right or claim over the said building then the same shall be given from the Owners' Allocation by operation of law or mutual settlement between the Owners and the said third party or parties claiming to be the Owners of the said property. The Developer shall not be liable or responsible for the said incidence and the Developer shall not compensate on such grounds from his Allocation.

Possession : Hand over peaceful and vacant possession of the First Schedule property to the Developer by the Land Owners within 15 (Fifteen) Days from the Developer desire to take up the possession for development of the First Schedule property **after arranging the alternative accommodations for the owners** and upon notice to the owners.

Allow tests : Allow the Developer and/or his men, servants and agents to carry out measurements, soil testing and such other necessities connected with the project.

Clearances : Obtain Urban Land Ceiling and all other clearances that are or may be required for obtaining sanction of the plan to be obtained by the Developer and if the owners presence is being necessary, then shall must accommodate with the Developer without any delay.

Hindrances : Not create any hindrances or obstruction to the Developer during or in lawful execution of the Project. If the Developer is found to use inferior quality of building materials or there be any poor workmanship, or the developer violets any of the terms & conditions of this agreement, then the Owners shall have every right & authority to interfere and take necessary action against the Developer.

Encumbrances : Not , in any manner, deal with, charge, encumber or induct any person in occupation of the premises or in any portion thereof or enter into any Agreement relating thereto until the completion of the Project or before cancellation of this agreement if at all happens save that the Owners may enter into Agreement relating to transfer of the Owners' Allocation mentioned above.

Title Deeds : The Land Owners shall be required to show all the original / Certified copy (as few pages of the original Deeds have been torned) Title Deeds or any original documents related to the Premises (the "Title Deeds") to the Developer or any Authorities for the purpose of construction of the new building within 72 hours from receipt of notice in this regards without any delay.

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Powers & Authorities : Grant the Developer all such Powers and Authorities to enable the Developer to :

- a) Carry out the execution of the Project.
- b) Exclusively deal, sale, transfer and/or lease out the Developer's Allocation and to appropriate the receipts there from.

Taxes : The Developer shall pay all rates , taxes and fees that are payable under any existing statute or may become payable by any new enactment in respect of, concerning with or connected to this Agreement or the Project to such person or authority entitled thereto.

Payments : The land Owners will pay to the Developer the cost and/or deposits relating to formation of association and maintenance for the above mentioned Owners' Allocation, proportionately with the other flats or unit owners.

Execution : The Developer will execute and admit registration of the spaces in the Developer's Allocation, as mentioned above before the concerned Registering Authority, as also sign and execute such forms and other documents as may be required for the Project, however the costs and expenses for these will not be borne by the Land Owners. The Land Owners further confirmed that as the authorized representatives of the Owners and/or the lawful constituted Attorney of the Land Owners by virtue of Registered Power of Attorney to be granted in this regard the Developer shall be entitled to sign, execute, endorse, any registered Agreement for Sale in respect of any flat(s) out of Developer's Allocation, to be constructed on the First Schedule property as a Confirming Party(s) to the said deeds or documents as and when required by the Developer herein without any prior consent of the Land Owners only after handing over undisputed possession of the Owners' Allocation, of the proposed Building and discharging possession letter to the owners.

Indemnity : Indemnify and keep the Developer, saved, harmless and indemnified in respect of all actions, proceedings, fines, penalties or other consequences arising due to any non-compliance or violation of any kind or nature, weather statutory or contractual by the Owner prior to the Possession Date.

ARTICLE -XI
(RATES AND TAXES)

That the Developer shall be liable to pay all the arrear taxes and the current of taxes from the date of Registration of this Development Agreement on behalf of the Land Owners of the schedule land till the date as and when the Developer shall hand over lawful physical possession of

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the **complete and ready to use flats of the newly constructed building in favour** of the Land Owners.

ARTICLE -XII
(DOCUMENTATION)

ALL fees, costs, charges and expenses for preparation of the proposed transfer Deeds and all other Deeds and documents in respect of Developers Allocation shall be borne by the Developer and/or transferee of the flats/shops/garages etc. and other spaces of the proposed commercial cum residential building complex and such fees, costs, charges and expenses shall have to be related to the developer allocated share and not in any way relating to owners' allocated area.

ARTICLE -XIII
(DEVELOPER'S RIGHT)

That the land owners hereby grant, right to the developer to lawfully construct, erect and build the building on the First Schedule property in terms of the building plan to be sanctioned by the Kolkata Municipal Corporation and to enter into one or more Agreement for sale with any intending Purchaser(s) and also to receive part or total consideration value and also issue due receipts thereon in respect of the flats under the Developer's Allocation only.

ARTICLE -XIV
(CONSTRUCTION)

1. In consideration of the land owners having agreed to permit the Developer to commercially develop the First Schedule premises by constructing the proposed building, the developers has agreed to and allocated free of cost to the land owners constructed spaces in the said premises together with the proportionate share in the common parts and facilities which hereinbefore and hereinafter shall be called as the Owners' Allocation.
2. That the said Owners' Allocation shall be constructed and completed with good and standard materials & strictly in conformity with the specification mention herein and the said building will be decent one and shall contain all other amenities which are normally provided in the residential flats.

ARTICLE -XV
(PROCEDURE)


1. The developer shall not be allowed to sell, transfer the flats and units under the Owners' Allocation as described above in favour of any person(s).

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2. All men, machinery and materials will be supplied by the Developer at its own costs, expenses and efforts by the suppliers nominated by the Developer and the Developer shall carry out constructional work of the building at their own risk and responsibilities, the Land Owners have no responsibility in regard to the constructional work of the schedule land and shall pay nothing to the Developer towards the constructional charges of the building and/or towards any other expenses regarding development of the schedule land.
3. That the Land Owners shall not do anything by which the Developer may be restrained from doing or completing the constructional work of the said building in the First Schedule premises on the contrary the Developer states and undertakes not to violate the terms and conditions of this agreement nor the building rules or the related laws for the time being in force in any manner whatsoever and shall do nothing in connection with the schedule land or in part thereof which may affect the Land Owners Prejudicially in any manner.
4. All the materials e.g. electrical goods, sewerage goods, water pipe lines, bricks, sands, irons, windows, doors, stone chips and all materials relating to the construction will be supplied by the Developer from the suppliers of the Developer and the Land Owners shall not raise any objection for the same, provided all the same shall be the good and standard quality as well as ISI mark.
5. That the developer shall negotiate the terms and conditions with the intending Purchasers for the sale of flats and car parking space of the Developer's Allocated portion and shall receive the entire consideration money from the intending Purchasers of the said flats and shall discharge the money receipt for the same. The Land Owners shall not interfere into any such transaction and provided no such transaction prejudice the interest of the Owners.
6. That the developer agrees and undertakes to complete the constructional work of the schedule land **within 36 (Thirty Six) months** from the date of Registration of this Development Agreement **(the 'Possession Date' i.e. when the developer shall hand over the possession letter to the owners from the owners allocation).**
The said period may be extended for further period of **6(Six) months** for any unforeseen reasons such as earthquake, rioting, civil commotion, natural calamity and only in very emergency situation the developer shall be entitled to such extended period. It is to be categorically and specifically mentioned here that the said extended period if at all necessary shall be the ultimate and for no other reason the same shall be extended further.

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7. **Breach of Contract** : in case of breach of any of the provisions herein, the party in breach shall be liable to face legal proceedings as per the law of land in force.
8. That the Land Owners shall not be liable with regard to the nature of construction of the proposed building and also for any financial transaction with the third parties to be done by the Developer.
9. That the developer shall not be allowed to assign this agreement to any third party.

ARTICLE -XVI
(LAND OWNER'S INDEMNITY)

That the Land Owners hereby undertake and state that the Developer shall be entitled to the flats under the Developer's Allocation without any interference and/or disturbance from the side of the Land Owners and on the contrary the Developer declares and undertakes to perform and fulfils its/his obligations in terms of this agreement without any violation and/or delay in any manner whatsoever.

ARTICLE -XVII
(DEVELOPER'S INDEMNITY)

That the developer hereby undertakes to keep the land owners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relating to the construction of the said building.

ARTICLE -XVIII
(BUILDING)

1. That after completion of the flats under the owner's Allocation, the Developer shall inform the Land owners to take possession of the flats & car parking space under owner's Allocation and the Developer shall hand over flats & car parking space under the owner's Allocation **within 36 (Thirty Six) months** from the date of Registration of this Development Agreement or after aforesaid extended period.
2. That the developer shall be entitled to its allocation, common parts including the undivided share in common facilities and easements thereto and also the common stair case which is common for both the Developer and the land owners. The right of the roof shall be equally vested upon the developer and the land owners.
3. That the Developer shall be exclusively entitled to the flats and car parking under the Developer's Allocation of the said building, having exclusive right to transfer, alienate or otherwise deal with or dispose of

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the said allotted portion without any right, claim or interest therein whatsoever of the Land owners and the land owners shall not in any way interfere with or disturb the peaceful possession of the flats under the Developer's Allocation. The developer has every right to enter into Agreement for sale with the intending purchasers for the flats under the Developer's Allocation as per the terms and conditions to be fixed by the Developer and its nominated person(s).

ARTICLE -XIX
(MISCELLANEOUS)

1. That the developer shall be liable to pay all the arrear taxes and the current of taxes from the date of registration of this Development Agreement till the date as and when the Developer shall hand over lawful physical possession of the **complete and ready to use flats of the newly constructed building in favour** of the land owners.
2. Neither party shall demolish or permit demolition of any wall or other structure in its respective allocation or any portion thereof or make any structural alteration herein without the previous consent of the others in this behalf.
3. The Developer shall abide by all laws, by-laws, rules and regulations of the Kolkata Municipal Corporation as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye- laws etc.
4. No goods or other items shall be kept by any occupier of any units and no hindrance shall be caused in any manner in the free movement in the stairways, driveways and other places of common use in the proposed building.
5. Neither party shall throw or accumulate any dirt/rubbish waste and refuse or permit the same to be thrown or accumulate in or around the building or in the compounds, corridors, or any other portion of the building.
6. That the developer and the land owners shall mutually frame scheme for the Management and Administration of the proposed building and/or common parts thereon. The land owners and the developer hereby agree to abide by all the rules and regulations of such management/ society/ Association/ Holding Organisation and hereby give their consent to abide by the same. PROVIDED HOWEVER till the Association is formed, the Building, will be managed and maintained by the Developer and the purchaser will be liable to pay to the Developer proportionate charges, as fixed by the Developer, for the maintenance and management of the common portions and facilities of the buildings, which charges will be commensurate with the charges in other multi-

P. R. CONSTRUCTION

Prasenjit Ray.
Proprietor

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Dipankar mondal Ahn
Dipankar Sadhukham mondal



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storied buildings in the vicinity of the buildings providing similar amenities. Each party will be liable to realize these charges from the occupiers of their respective Allocations.

7. That the Developer shall pay electricity bill in respect of the said premises till the date of taking possession of the said premises from the owners till the date of hand over of possession to the owners in terms of Development Agreement.

8. That it is agreed that in case of default in handing over possession of the owner's Allocation within the specified time (including the extended time if any) as aforesaid in that event the developer shall pay **Rs. 2000/- (Rupees Two Thousand)** only per day to the owners as penalty and the said sum of Rupees shall be paid on the 7th day of every week until handing over of possession of the newly constructed flat and covered car parking space on the ground floor. Such sum shall be paid by the Developer until the delivery of possession of owners allocations, the developer shall also continue to pay the rent of the rental accommodation of the owners.

9. If during the construction works any dispute or court case or third party claim takes place, due to the fault of the Land Owners which disrupt and restrain the Developer to construct the building then the owners shall be liable to compensate the Developer with 2% interest on the amount spent by the developer for developing the building by that time. Developer shall also satisfy the owners showing the documents relating to those expenses. After adjudication of the legality of the third party claim and after paying such amount the owners shall have liberty to enter into a fresh Agreement the unilaterally and have liberty to enter into a fresh Agreement for Development of the property with any other developer.

10. The Developer must obtain the occupation/completion certificate of the newly constructed building within 44 (Forty Four) months from the date of Registration of this Development Agreement. This is also the essence of this contract.

11. But upon transfer of the Developer's Allocation, the Developer's right on the roof will be entirely extinguished and the same shall vest on the purchasers as common roof right and the Developer shall have no independent right over the roof.

12. **Be it mentioned here that the Land Owners' agree and undertake that before completion of the civil works of the proposed multi-storied building viz. Lift facility, outside colour works, works of common passage as well as outside of the building and pending works of roof, incomplete works of garage etc. they will receive the possession of their allocated portion from the Developer without**

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Prasenjit Ray.
Proprietor

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raising any objection. After receiving the incomplete portion of the common areas as mentioned above of the proposed G+3 multi-storied building, the Land Owners will give a consent letter to the Developer for further proceeds of the Deed of Conveyance for the intending purchasers from the Developer's Allocation. Unfinished works will be finished within the stipulated time period as mentioned above.

13. Be it also mentioned here that the Developer will provide 6 Nos. of Personal Electric Meter from CESC in favour of the above mentioned 6 Land Owners individually at his own cost and expenses.

SCHEDULE - A REFERRED TO ABOVE
(Description of the Entire Property)

ALL THAT the piece and parcel of **BASTU** land measuring about **07 Cottah 07 Chhittack 06 Sq. Ft. (498.062 Sq. M)** be the same a little more or less along with a dilapidated one storied building measuring about **2000 sq. ft. (approx)** together with all common easement rights over the property within the local limits of Kolkata Municipal Corporation under Borough No-1, Ward No- 1, **Assessee No.- 110011700032**, situated at- 3, Rajendra Nath Roy Chowdhury Lane, P.O- Baranagar, P.S.- Cossipore, Kolkata- 700036. Which is butted and bounded in the following :-

ON THE NORTH : Premises No.- 3C, Rajendra Nath Roy Chowdhury Lane.

ON THE SOUTH : By 4.010 M wide KMC Road namely Rajendra Nath Roy Chowdhury Lane.

ON THE EAST : By Premises 4, Rajendra Nath Roy Chowdhury Lane

ON THE WEST : 3.125 M wide Common Passage.

SCHEDULE -B REFERRED TO ABOVE
(Specifications)

Sl. No	Particulars	Details
1.	Foundation	Designed for ground plus 3 (Three)-storied with R.C.C. frame structure with all external walls shall be 8" thick and all partition walls inside the flat shall be of 3" walls with net 5" brick work in between two flats by bricks and / or Fly Ash Blocks.
2.	Elevation	A unique blending of oriental and Modern architecture.
3.	Staircase	Staircases finished with Marble flooring and M.S. Railing up to a height of 3'0 from floor level.
4.	External Finish	Cement plastering with some ornamental decorative

P. R. CONSTRUCTION

Prasenjit Roy.
Proprietor

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Dipankar Mondal
A/c
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		cement base paint finish (Weather Coat).
5.	Internal Finish	Putty finish on wall surface.
6.	Flooring	Floors of any 2 (Two) 2 BHK Flats (2 Flats from the front side) for the said Land Owners (No.- 1 to 3) will be of Marble (2' x 2' White Marwar Marble / Torrento Marble [10mm thickness] with 2" green border and 3" skirting with 3 round acid polish) as it will be chosen by the Developer, in that case the said Land Owners (No.- 1 to 3) shall not raise any objection. Floors of the rest portion 2 BHK Flats (2 Flats) for the said Land Owners (No.- 1 to 3) will be of standard (2' x 2') vitrified tiles with 3" skirting. Floors of both the 2 BHK Flat (2 Flat) for the said Land Owners (No.- 4 to 6) will be of standard (2' x 2') vitrified tiles with 3" skirting.
7.	Doors	Quality Flush Door with Sal wood frame will be fitted with 12" Has Bolt and 6" Tower Bolt. PVC frame with PVC Door will be provided in the toilet. 1(One) flush door will be provided for covered kitchen (if required). Main doors of the 2 BHK Flats (4 Flats) for the said Land Owners (No.- 1 to 3) will be made by Segoon wood (without polish and with Mortice Handle Lock). Main doors of the 2 BHK Flats (2 Flats) for the said Land Owners (No.- 4 to 6) will be of 1.5 inches thickness standard Wooden Door with Mortice Handle Lock.
8.	Window	Sliding Type anodized aluminium window with Glass panes (4 mm thick).
9.	Grills	M.S. Grill in windows, railing in verandah up to 3'-0" height from the floor level and Railing upon the staircase with grill. 1 (One) Collapsible Gate in each flat will be provided for the Land Owners (No.- 1 to 3).
10.	Toilet	1'X1' floor tiles with color concept Anti-Skid Tiles. Wall tiles (15 cm x 10 cm) of 6'-6" height from the floor level in toilets. Two white EWC petite Commodes or OT Pan as per Land Owners choice (Paryware/Essco/ D-sons') in two toilets shall be provided. One over head shower will be provided in common toilet. All C.P. fittings will be branded (Paryware/Essco/D-sons') as per ISI approved. All Toilets lines will be concealed. All ceramic items will be Paryware/Essco/D-sons' make. One wall mixture with overhead shower connection in common toilet. One commode shower in common toilet with one gyser connection. Two bib cock in attached toilet.

P. R. CONSTRUCTION

Prasannjit Ray.
Proprietor

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Dipankar Mondal Aduy
Dipankar Saha Mukherjee Mondal



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11.	Kitchen	Spacious 8' ft. cooking platform with Black stone finish with Stainless Steel Sink with swan neck sink cock (20"X17"), Wall tiles (size 15cm X 10cm), 4'-0" height from Cooking table. One bibcock will be provided in the Kitchen.
12.	Electrical	All electrical wiring in concealed (FINOLEX/POLYCAB) with standard quality electrical accessories, 1 TV points, 1 A.C. point in each flat. The total 37 electrical points for 2 BHK flats. 1 washing machine point. 6 Nos. of switch of 16 Amps and rest of the switches will be 6 Amps. (Pritam / Oreva / Anchor)
13.	Garage	Open garage in the ground floor, net cement flooring with common electrical points.
14.	Lift	Four passengers standard quality lift will be provided.
15.	Basin	1 (One) white color basin will be provided in the each Flat of the Land Owners.
16.	Alldrop	More or Less 3% of the total constructed covered area of each floor will be proportionately divided for the flats.
17.	Loft	One Loft will be provided in the each Flat of the Land Owners approximate area of 12 sq ft. (4' x 3'). And 1 (One) extra loft for any 2 (Two) 2 BHK flats (2 flats) for the said Land Owners (No.- 1 to 3) will be constructed admeasuring area of 25 sq.ft. (approx.)

Extra Work :-

Other than aforesaid specifications, for interior decoration (inside flat) on request of the owner extra cost will be involved for decorative works before taking the possession of the aforesaid flat. If Land Owners' want to do extra work personally for their allocated portions in that event all cost and expenses (material + labour) to be borne by the land Owners'. On the other hand in case of extra work to be done by the Developer for the land Owners' Allocation as per request of the Land Owners', in that case all cost and expenses of the said extra work to be borne by the Land Owners' in favor of the Developer.

Additional Alteration/ Modification :-

Extra costs of any Additional/ Alteration/ Modification in respect of the Land Owner's Allocation to be borne by the Land Owners.

P. R. CONSTRUCTION

Prasenjit Ray.
Proprietor

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Dipankar Mondal Akhy
Dipankar sarkhram Mondal



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SCHEDULE -C REFERRED TO ABOVE
(Common Areas)

1. The entire land or space lying vacant within the said premises.
2. The common space of the said building, common bathroom, common meter room and care-taker room.
3. The foundation column, girders, beams, supports, main walls, main gate of the premises and the land lying to the building.
4. The installation for common services such as the drainage systems in the premises water supply arrangements in the premises and electrical connection and other civil connection and other Civil amenities of the said premises.
5. The water reservoir on the ground floor and the over head tank on the roof of the top floor of the building, pump room, motor, and all apparatus and installation in the premises for the common use.
6. Total sanitary system of the said building.
7. Lift facility of the said building.
8. All other areas, facilities and amenities in the premises, which ever intended for common use.
9. Common passage leading from main road to the building to be utilized by the Vendors and/or occupiers of the flat of both the Building constructed upon the property mentioned in First and Second schedule written hereunder.
10. Boundary wall and the main gate.
11. Such other common parts, areas, equipments, installations, fixtures, fittings and spaces in or about the said building as are necessary for use of the said flat space in common.
12. Staircase of all the floors of the said building and the ultimate roof of the said premises.
13. Staircase landings on all the floors of the said building.
14. Common passage including the main entrance.
15. Water pump, overhead tank and water supply line.
16. Electric service line and electric main line wiring electric meter for pump installation in the building and in.

P. R. CONSTRUCTION

Pranajit Ray
Proprietor

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Dipankar Mondal
Adm
Dipankar Sadhukhan Mondal




Addl. District Sub-Registrar
Cossipore, Dum Dum

' 11 5 JUN 2023 '

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seals without any provocation from any corner on the day, months and year first above written.

**SIGNED, SEALED
DELIVERED** by the
parties at Kolkata in
presence of :

WITNESSES :

1. Rudip Ray,
41, B. & Ghosh Road,
Kal - 700057.
2. Ashim M. Ghosh,
100, S. S. Road,
MO - 30.

- Jagadish ch. Mondal alias
Jagadish ch. Sadhukhan
1. Mondal.
 2. Pratima Mondal alias
Pratima Sadhukhan Mondal
 3. Dipankar Mondal Aka
Dipankar Sadhukhan Mondal.
 4. Rabindra Nath Mondal alias
Rabindra Nath Sadhukhan
 5. Mondal
Mallika Das
 6. Subor K. Biswal

LAND OWNERS / FIRST PART

P. R. CONSTRUCTION

Soumyajit Ray.
Proprietor

DEVELOPER / SECOND PART

Drafted by me,

Soumyajit Mukherjee

SOUMYAJIT MUKHERJEE,
Advocate

High Court, Calcutta
Bar Association Room No. 5
Enrolment No: WB/2154/2009



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Addl. District Sub-Registrar
Cossipura, Dum Dum

'15 JUN 2023'












SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

UNDER RULE 44A OF THE I.R.ACT 1908
L.H.BOX-SMALL TO THUMB PRINTS

N.B.-R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					
<p>Jagadish Ch. Mondal alias Jagadish Ch. Sankaran Mondal</p>						

ATTESTED

	L.H.					
	R.H.					
<p>Pratima Mondal alias Pratima Sankaran Mondal</p>						

ATTESTED

	L.H.					
	R.H.					
<p>Dipankar Mondal Alias Dipankar Sankaran Mondal</p>						

ATTESTED
















Addl. District Sub-Registrar
Cossipore, Dum Dum



5 JUN 2023

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

UNDER RULE 44A OF THE I.R.ACT 1908
L.H.BOX-SMALL TO THUMB PRINTS
N.B.-R.H. BOX-THUMB TO SMALL PRINTS

 <i>Prasenjit Ray</i>	L.H.					
	R.H.					

ATTESTED

<div style="border: 1px solid black; width: 100px; height: 100px; display: flex; align-items: center; justify-content: center;"> PHOTO </div>	L.H.					
	R.H.					

ATTESTED

<div style="border: 1px solid black; width: 100px; height: 100px; display: flex; align-items: center; justify-content: center;"> PHOTO </div>	L.H.					
	R.H.					

ATTESTED

34



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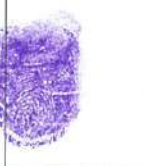








Addl. District Sub-Registrar
Cossipore, Dum Dum

5 JUN 2023












SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

UNDER RULE 44A OF THE I.R.ACT 1908
L.H.BOX-SMALL TO THUMB PRINTS












N.B.-R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					
Rabinendra Nath Mondal alias Rabinendra Nath Gadlukhary Mondal						

ATTESTED

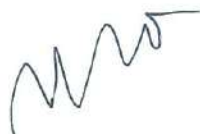
	L.H.					
	R.H.					
Mallika Das						

ATTESTED

	L.H.					
	R.H.					
Subir Kumar Biswas						

ATTESTED




Addl. District Sub-Registrar
Cossipore, Dum Dum

15 JUN 2023



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



192023240095408621

GRN Details

GRN:	192023240095408621	Payment Mode:	Online Payment
GRN Date:	13/06/2023 11:15:14	Bank/Gateway:	HDFC Bank
BRN :	51091056	BRN Date:	13/06/2023 11:16:54
GRIPS Payment ID:	130620232009540861	Payment Init. Date:	13/06/2023 11:15:14
Payment Status:	Successful	Payment Ref. No:	2001407629/9/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	PRASENJIT ROY
Address:	41, BEHARI LAL GHOSH ROAD, NOWDAPARA, ARIADAHA
Mobile:	8777014689
Email:	prasenjitroypr17@gmail.com
Contact No:	8777014689
Depositor Status:	Seller/Executants
Query No:	2001407629
Applicant's Name:	Mr Prasenjit Roy
Identification No:	2001407629/9/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No 9
Period From (dd/mm/yyyy):	13/06/2023
Period To (dd/mm/yyyy):	13/06/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001407629/9/2023	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	2001407629/9/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	15041

IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.



Major Information of the Deed

Deed No :	I-1506-06232/2023	Date of Registration	15/06/2023
Query No / Year	1506-2001407629/2023	Office where deed is registered	
Query Date	01/06/2023 12:26:31 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Prasenjit Roy 41, Behari Lal Ghosh Road, Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, PIN - 700057, Mobile No. : 8777014689, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,22,98,180/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



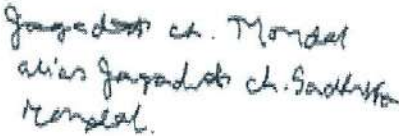


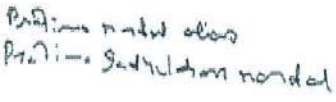


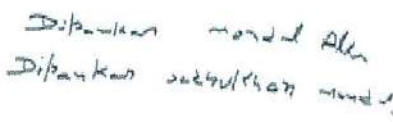
District: North 24-Parganas, P.S:- Cossipur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajendra Nath Chowdhury Lane, , Premises No: 3, , Ward No: 001 Pin Code : 700036

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		7 Katha 7 Chatak 6 Sq Ft	1/-	1,13,86,930/-	Width of Approach Road: 13 Ft.,
Grand Total :					12.2856Dec	1 /-	113,86,930 /-	



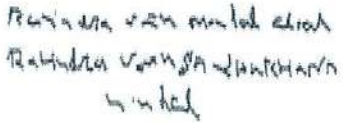
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	9,11,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	1 /-	9,11,250 /-	


Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr JAGADISH CHANDRA MONDAL, (Alias: Mr JAGADISH CHANDRA SADHUKHAN MONDAL) Son of Late PANCHANAN SADHUKHAN MONDAL Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office			
	15/06/2023	LTI 15/06/2023	15/06/2023	
RAJENDRA NATH ROY CHOWDHURY LANE, 3, City:- Baranagar, P.O:- BARANAGAR, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AZxxxxxx8K, Aadhaar No: 96xxxxxxxx1402, Status :Individual, Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office				
2	Name Smt PRATIMA MONDAL, (Alias: Mr PRATIMA SADHUKHAN MONDAL) Wife of Late DILIP KUMAR SADHUKHAN MONDAL Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office			
	15/06/2023	LTI 15/06/2023	15/06/2023	
RAJENDRA NATH ROY CHOWDHURY LANE, 3, City:- Baranagar, P.O:- BARANAGAR, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx0R, Aadhaar No: 95xxxxxxxx1354, Status :Individual, Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office				
3	Name Mr DIPANKAR MONDAL, (Alias: Mr DIPANKAR SADHUKHAN MONDAL) Son of Late DILIP KUMAR SADHUKHAN MONDAL Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office			
	15/06/2023	LTI 15/06/2023	15/06/2023	




RAJENDRA NATH ROY CHOWDHURY LANE, 3, City:- Baranagar, P.O:- BARANAGAR, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BNxxxxxx1A, Aadhaar No: 83xxxxxxxx2501, Status :Individual, Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Mr RABINDRA NATH MONDAL, (Alias: Mr RABINDRA NATH SADHUKHAN MONDAL) Son of Late AMARENDRA NATH SADHUKHAN MONDAL Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office			
	15/06/2023	LTI 15/06/2023	15/06/2023	

City:- Baranagar, P.O:- BARANAGAR, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CXxxxxxx2E, Aadhaar No: 68xxxxxxxx0727, Status :Individual, Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Smt MALLIKA DAS Wife of Mr SUBARNA DAS Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office			
	15/06/2023	LTI 15/06/2023	15/06/2023	

RABINDRA SARANI, 487, Rabindra Sarani, City:- Kolkata, P.O:- HATHKHOLA, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BZxxxxxx5E, Aadhaar No: 23xxxxxxxx1119, Status :Individual, Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office




6	Name	Photo	Finger Print	Signature
	Mr SUBIR KUMAR BISWAS Son of Late SHIV RAM BISWAS Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office			
	15/06/2023	LTI 15/06/2023	15/06/2023	

BISWAS VILLA, PATHALKUDWA ROAD, CHURCH LANE, URDU GOVERNMENT SCHOOL, 19, City:- , P.O:- RANCHI, P.S:-LOWER BAZAR, District:-Ranchi, Jharkhand, India, PIN:- 834001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AAxxxxxx1P, Aadhaar No: 88xxxxxxxx4633, Status :Individual, Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Office




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	P R CONSTRUCTION 41 Behari Lal Ghosh Road, City:- , P.O:- Ariadaha, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057 , PAN No.:: ASxxxxxx8H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Prasenjit Roy (Presentant) Son of Pradip Roy Date of Execution - 15/06/2023, , Admitted by: Self, Date of Admission: 15/06/2023, Place of Admission of Execution: Office			
		Jun 15 2023 2:30PM	LTI 15/06/2023	15/06/2023
41 Behari Lal Ghosh Road, City:- , P.O:- Ariadaha, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASxxxxxx8H, Aadhaar No: 25xxxxxxxx1920 Status : Representative, Representative of : P R CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRADIP ROY Son of Late DULAL CHANDRA ROY BEHARI LAL GHOSH ROAD, NOWDAPARA, ARIADAHA, 41, City:- Ariadaha Kamarhati, P.O:- ARIADAHA, P.S:-Belgharia, District:-North 24- Parganas, West Bengal, India, PIN:- 700057			
	15/06/2023	15/06/2023	15/06/2023
Identifier Of Mr JAGADISH CHANDRA MONDAL, Smt PRATIMA MONDAL, Mr DIPANKAR MONDAL, Mr RABINDRA NATH MONDAL, Smt MALLIKA DAS, Mr SUBIR KUMAR BISWAS, Prasenjit Roy			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr JAGADISH CHANDRA MONDAL	P R CONSTRUCTION-2.0476 Dec
2	Smt PRATIMA MONDAL	P R CONSTRUCTION-2.0476 Dec
3	Mr DIPANKAR MONDAL	P R CONSTRUCTION-2.0476 Dec
4	Mr RABINDRA NATH MONDAL	P R CONSTRUCTION-2.0476 Dec
5	Smt MALLIKA DAS	P R CONSTRUCTION-2.0476 Dec
6	Mr SUBIR KUMAR BISWAS	P R CONSTRUCTION-2.0476 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr JAGADISH CHANDRA MONDAL	P R CONSTRUCTION-333.33333333 Sq Ft
2	Smt PRATIMA MONDAL	P R CONSTRUCTION-333.33333333 Sq Ft
3	Mr DIPANKAR MONDAL	P R CONSTRUCTION-333.33333333 Sq Ft
4	Mr RABINDRA NATH MONDAL	P R CONSTRUCTION-333.33333333 Sq Ft
5	Smt MALLIKA DAS	P R CONSTRUCTION-333.33333333 Sq Ft
6	Mr SUBIR KUMAR BISWAS	P R CONSTRUCTION-333.33333333 Sq Ft

On 15-06-2023

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

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

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

Presented for registration at 13:28 hrs on 15-06-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Prasenjit 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 1,22,98,180/-

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

Execution is admitted on 15/06/2023 by 1. Mr JAGADISH CHANDRA MONDAL, Alias Mr JAGADISH CHANDRA SADHUKHAN MONDAL, Son of Late PANCHANAN SADHUKHAN MONDAL, RAJENDRA NATH ROY CHOWDHURY LANE, 3, P.O: BARANAGAR, Thana: Cossipur, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Retired Person, 2. Smt PRATIMA MONDAL, Alias Mr PRATIMA SADHUKHAN MONDAL, Wife of Late DILIP KUMAR SADHUKHAN MONDAL, RAJENDRA NATH ROY CHOWDHURY LANE, 3, P.O: BARANAGAR, Thana: Cossipur, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife, 3. Mr DIPANKAR MONDAL, Alias Mr DIPANKAR SADHUKHAN MONDAL, Son of Late DILIP KUMAR SADHUKHAN MONDAL, RAJENDRA NATH ROY CHOWDHURY LANE, 3, P.O: BARANAGAR, Thana: Cossipur, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 4. Mr RABINDRA NATH MONDAL, Alias Mr RABINDRA NATH SADHUKHAN MONDAL, Son of Late AMARENDRA NATH SADHUKHAN MONDAL, P.O: BARANAGAR, Thana: Cossipur, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 5. Smt MALLIKA DAS, Wife of Mr SUBARNA DAS, RABINDRA SARANI, 487, Road: Rabindra Sarani, , P.O: HATHKHOLA, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession House wife, 6. Mr SUBIR KUMAR BISWAS, Son of Late SHIV RAM BISWAS, BISWAS VILLA, PATHALKUDWA ROAD, CHURCH LANE, URDU GOVERNMENT SCHOOL, 19, P.O: RANCHI, Thana: LOWER BAZAR, , Ranchi, JHARKHAND, India, PIN - 834001, by caste Hindu, by Profession Service

Identified by Mr PRADIP ROY, , , Son of Late DULAL CHANDRA ROY, BEHARI LAL GHOSH ROAD, NOWDAPARA, ARIADHA, 41, P.O: ARIADHA, Thana: Belgharia, , City/Town: ARIADHA KAMARHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Business

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

Execution is admitted on 15-06-2023 by Prasenjit Roy, Proprietor, P R CONSTRUCTION, 41 Behari Lal Ghosh Road, City:- , P.O:- Ariadaha, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057

Identified by Mr PRADIP ROY, , , Son of Late DULAL CHANDRA ROY, BEHARI LAL GHOSH ROAD, NOWDAPARA, ARIADHA, 41, P.O: ARIADHA, Thana: Belgharia, , City/Town: ARIADHA KAMARHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2023 11:16AM with Govt. Ref. No: 192023240095408621 on 13-06-2023, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 51091056 on 13-06-2023, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2298, Amount: Rs.5,000.00/-, Date of Purchase: 26/05/2023, Vendor name: S Pal
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/06/2023 11:16AM with Govt. Ref. No: 192023240095408621 on 13-06-2023, Amount Rs: 15,020/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 51091056 on 13-06-2023, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2023, Page from 180258 to 180300

being No 150606232 for the year 2023.



Digitally signed by KAUSTAVA DEY
Date: 2023.06.15 15:16:03 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2023/06/15 03:16:03 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

