

12307/2022

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भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 668404



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

Additional Registrar
of Assurances-IV, Kolkata

- 2 AUG 2022

Additional Registrar of
Assurances-IV, Kolkata

DEVELOPMENT AGREEMENT

THIS AGREEMENT is executed on the 2ND day of
AUGUST, TWO THOUSAND AND TWENTY TWO
BETWEEN


Sl. No. 8850 Sold to.....

Address.....

Anish Biswas
Advocate
High Court, Calcutta

A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001

Rs. 50/- (Rupees Fifty) only

Issue Date:..... Sign 

27 JUL 2022



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA

2 AUG 2022

BAIDYANATH SENGUPTA, son of Late Sushil Chandra Sengupta, by faith Hindu, by occupation retired, Nationality Indian of 2/53, Naktala, Kolkata-700047, Post Office Naktala, Police Station Nataji Nagar PS, District South 24 Parganas (**PAN:AJXPS8291B**) (**ADHAAR 5189 2934 1506**) referred herein as the **OWNER**, includes his successors and/or assigns

AND

SHYAMA CONSTRUCTION, a Business entity, having its registered office at 94, Bidhan Palli, Kolkata-700084, represented by its proprietor **Nibir Chandra Das**, son of Parimal Chandra Das, by faith Hindu, by occupation business, nationality Indian of Kolkata (**PAN ADSPD0145N**) (**ADHAAR 4353 5645 9717**) referred herein as the **DEVELOPER**, including its successors-in-interest and/or assigns.

WHEREAS, Owner by the events and circumstances mentioned in the **2nd Schedule** hereunder (**Devolution of Title**), represents of being the sole and absolute owner of the **Said Premises** described in the **1st Schedule** below, free from all encumbrances.

And Whereas, presently the said Owner further showed his interest in development of the **Said Premises** on a joint venture basis, by appointing a developer to develop the Said Premises and commercially exploiting the same by constructing thereon ready to use residential cum commercial units and Spaces, therein.

And Whereas, in furtherance thereof, the developer has showed its interest to the same and hence the parties hereto had jointly decided to develop and commercially exploit the Said Premises by commercially exploitation of the same by constructing ready to use Multipurpose Residential-Cum-Commercial Building Complex and



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22 AUG 2022

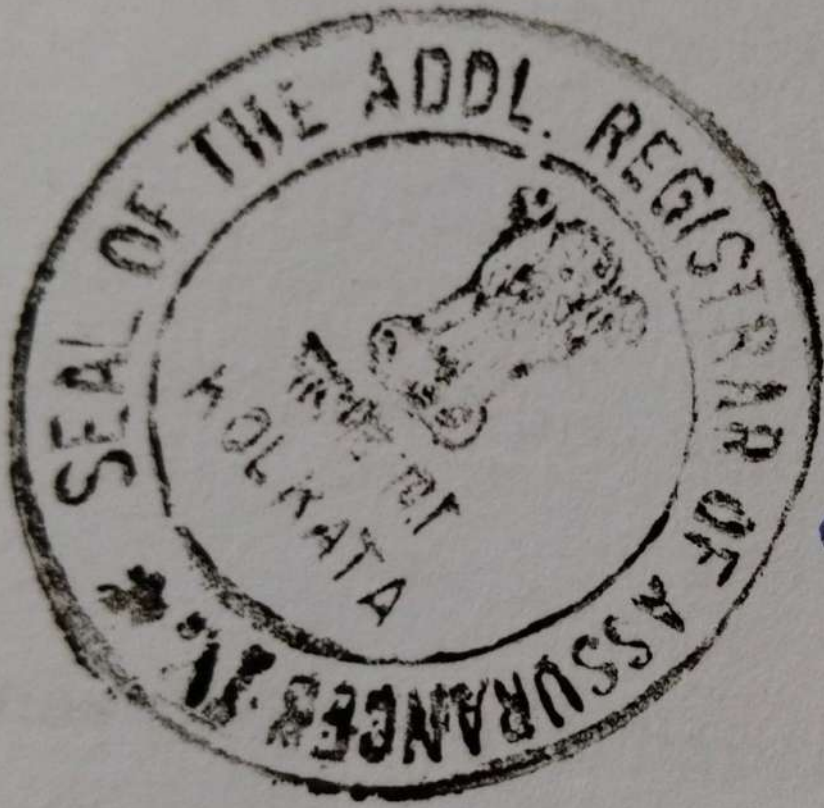


construction on Joint Venture basis on the agreed terms and conditions appearing herein below, as noted and mentioned in this Agreement between the **Parties** herein.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. **Said Premises:** ALL THAT piece and parcel of land ad-measuring 4 (four) cottah and 8 (eight) chittack, more or less, comprised in classified plot No. 53, being a demarcated part of C.S. Plot Nos. 538 and 233 in Mouza Naktala, J.L. No. 32, Police Station Netaji Nagar, Sub-Registration District Alipore, District South 24 Parganas, presently known as Municipal Premises No. 255/62, Netaji Subhash Chandra Bose Road, Kolkata-700047, together with a residential structure around 50 years old erected thereon (**Said Premises**) morefully described in the **1st Schedule** below.

2. **Representations:** The Owner has represented and warranted to the Developer that:
 - (1) the right, title and interest of the Owner in the Said Premises is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and *lis pendens*.
 - (2) the Owner ensures that the Owner's title to the Said Premises continues to remain marketable and free from all encumbrances till completion of development.
 - (3) the Owner has not entered into any agreement for sale or lease or transfer or development of the Said Premises with any person or entity as of till date.



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(4) the Said Premises is at present not affected by any requisition or acquisition by any other acquisition orders save and except the one through which the Owner became the absolute possessor thereof.

(5) the Owner has full right, power and authority to enter into this Agreement.

(6) the Owner has neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.

In the same manner as described above, the Developer hereby represents and warrants to the Owner herein that:

(1) the Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field.

(2) the Developer is and during the tenure of this Agreement shall remain competent to arrange the financial inputs required for development of the Said Premises.

(3) the Developer has full authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.

3. **Grant of Development Right:** Based on the mutual representations made by the Parties to each other as aforesaid, the Owner has agreed to grant to the Developer, development rights of the Said Premises, by virtue of which the Developer



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shall be entitled to construct and commercially exploit the Said Premises on the basis of the sanctioned building plans, which include all sanctioned/permissible modifications to be made thereto by the Developer, if any, from time to time from concerned authorities (**Planning Authorities**) and prepared by the Architect appointed by the Developer.

4. **Appointment and Commencement:** The Owner hereby appoints the Developer as the developer of the Said Premises with right to execute the Project. The Developer hereby accepts the said appointment by the Owner. This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed. In this aspect it has further been agreed and accepted by and between the parties herein that for the purpose of rehabilitation during the construction as stated by the Developer in this agreement, the Developer shall take necessary measures to get the owner shifted to an alternate accommodation of decent and habitable condition. The shifting charge as well as the charges incurred on payment of rent for residential purpose shall be born by the Developer. The Developer shall make the payment within specified period as agreed by the Owner of the alternate accommodating premises.

5. **Sanction, boundary and Construction:** The Developer (as the agent of the Owner but at its own costs and responsibility) shall, at the earliest, obtain from the Planning Authorities, sanction and/or modification and/or extension and/or addition



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of the Sanctioned Plans to ensure that full potential of FAR of the Said Premises is utilized for construction of the New Buildings. It is clarified that, the Developer shall be responsible for obtaining all approvals of any nature whatsoever needed for the Project (including final sanction of the Sanctioned Plans and Completion Certificate). Apart from this, the Owner confirms that the Owner has authorized the Developer to get the entirety of the Said Premises butted and bounded physically, get the necessary requisite on land dressing and filling and appoint the Architects and other consultants to complete the development and construction of the Project. All costs, charges and expenses in this regard, including professional fees and supervision charges shall be paid by the Developer and the Owner shall have no liability or responsibility.

6. **Construction of New Building:** The Developer shall, at its own costs and expenses and without creating any financial or other liability on the Owner, construct, erect and complete the New Building in accordance with the Sanctioned Plans and as per the specifications implied under law. Specifications relating to constructions and applicable fittings implied therein is described in the **4th Schedule** below.
7. **Common Portions:** The Developer shall at its own costs install and erect in the New Building the common areas, amenities and facilities such as stairways, lifts, generators, passages, common lavatory, electric meter room, pump room, reservoir, over head water tank, water pump and motor, water connection, drainage connection, sewerage connection and other facilities required for establishment, enjoyment and management of the New



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Building (collectively **Common Portions**) and other specified facilities such as internal roads, passages, gates, water connection, water reservoirs, sewage connection, lighting of passages, generator, transformer etc. The Owner confirms that, it has no objection to this and the Developer shall be free to do anything that the Developer deems fit and proper in this regard.

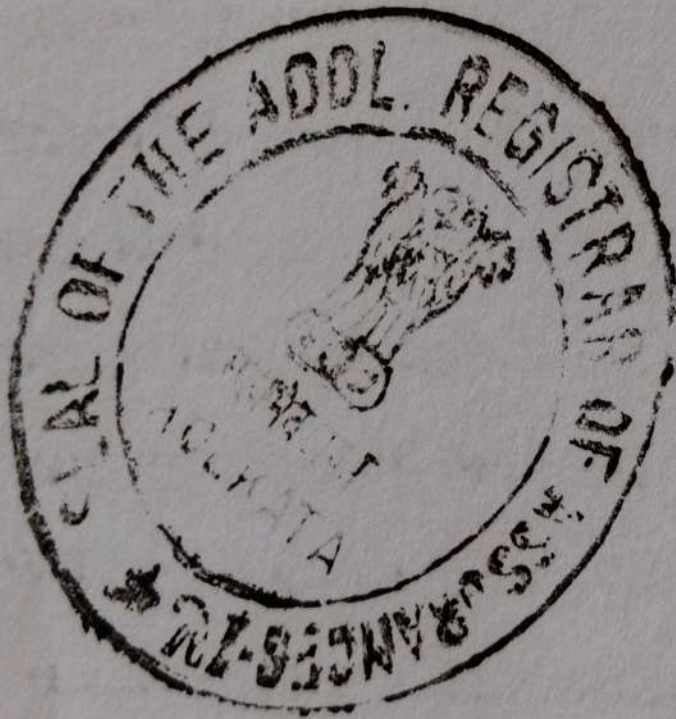
7. **Building Materials:** The Developer shall be authorized to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owner and required for the construction of the New Buildings, but under no circumstances the Owner shall be responsible for the price/value, storage and quality of the building materials.
8. **Temporary Connections:** The Developer shall be authorized in the name of the Owner, to apply for and obtain temporary connections of water, electricity, drainage and sewerage.
9. **Co-operation by Owner:** The Owner shall not indulge in any activities which may be detrimental to the development of the Said Premises and/or which may affect the mutual interest of the Parties. The Owner shall provide all local and non-financial co-operations that may be necessary for successful completion of the Project.
10. **Possession:** Within a period of 3 (three) months from the date of this agreement and upon the developer getting the officinal construction plan sanctioned from the competent authority, the Owner shall deliver vacant and peaceful possession of the Said Premises to the Developer for carrying out the Project, which the Developer hereby admits and acknowledges.



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11. **Allocation:** The Parties have agreed and accepted that based on an estimated FAR after survey, applicable to constructible space on the Said Premises, more or less, where in consideration of the Owner granting development right of the Said Premises to the Developer in the manner mentioned above, the Owner shall be entitled to the entirety of the saleable spaces comprised in the First Floor and the entirety of the saleable spaces comprised in the Fourth Floor, together with applicable car parking spaces (**Owner's Allocation**). In case of any increase/decrease in the actual built-up area of the constructible space on the Said Premises from the said estimated built-up area, the measurement of the Owner's Allocation shall increase/decrease accordingly. It is further clarified that the measurement of the Owner's Allocation shall compulsorily decrease in proportion to the decrease, if any, in the actual built-up area of the constructible spaces on the Said Premises from the said estimated built-up area caused due to decrease in measurement of the Said Premises consequent to existence of portions of land. Similarly, the Developer shall be entitled to the balance built-up area in the entirety of the built-up area in the Said Premises (**Developer's Allocation**). In consideration of the Developer agreeing to provide the Owner's Allocation to the Owner, the Developer shall be entitled to develop the Said Premises in the manner mentioned in this Agreement. The details of share in allocation on square feet is further described in the **3rd Schedule** below. The said mentioned allocation is further subject to buying and/or selling of further portions of allocation of the either party by the other and for which proper stamp duty accordingly shall be payable.



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12. **Powers and Authorities:** The Owner shall grant to the Developer and/or its nominees a Power of Attorney for the purpose of getting the Sanctioned Plans sanctioned /revalidated/ modified/ altered /extended by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction of the New Building in the Said Premises and the Owner shall grant to the Developer and/or its nominees a Power of Attorney for construction of the New Buildings and booking and sale of the flats and spaces comprised in the Developer's Allocation in the New Buildings on the Said Premises to prospective purchasers.
13. **Further Acts:** Notwithstanding grant of the aforesaid Powers of Attorney, the Owner hereby undertakes that it shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to perform all obligations under this Agreement.
14. **Obligations of Developer**

(1) The development shall commence as per the Sanctioned Plans, schemes, rules, regulations, bye-laws and approvals of the Planning Authorities, at the cost, risk and responsibility of the Developer, the Owner having no responsibility in respect thereof in any manner whatsoever. The execution of the Project, shall be in conformity with the prevailing rules and by-laws of all concerned authorities and State Government /Central Government bodies and as per the provisions laid down under the State Housing and Apartment rules and regulations and it shall be the absolute

responsibility of the Developer to ensure compliance. The Developer shall alone be responsible and liable to all authorities concerned and to the Intending Purchasers for any loss or for any claim arising from such development and shall indemnify the Owner against any claims, loss or damages for any default or failure or breach on the part of the Developer.

(2) Planning, Designing and Development: The Developer shall be responsible for planning, designing and development of the New Building with the help of the Architects, professional bodies, contractors, etc.

(3) Completion: The Developer shall complete the construction and development of the Said Project within a period of 24 (twenty four) months from the date of execution of this agreement and shall first provide the allocation of owners and then shall deal with the balance portion. In this aspect, the Developer shall be entitled to conduct sale of its allocation before receiving the Completion Certificate from the competent authority. In case, if the developer is unable to complete the construction and deliver the Owner's allocation as specified hereunder to the owner within the specified period of 24 (twenty four) months as mentioned in this agreement, the Owner shall be entitled to receive compensation for such delay.

15. **Obligations of Owner**

(1) Co-operation with Developer: The Owner undertakes to fully co-operate with the Developer for obtaining all permissions required for development of the Said Premises.

- (2) **Act in Good Faith:** The Owner undertakes to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.
- (3) **Documentation and Information:** The Owner undertakes to provide the Developer with any and all documentation and information relating to the Said Premises as may be required by the Developer from time to time.
- (4) **No Obstruction in Dealing with Developer's Functions:** The Owner covenants not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement, until and unless the same stands found infringing the applicable laws.
- (5) **No Obstruction in Construction:** The Owner hereby covenants not to cause any interference or hindrance in the construction of the New Building.
- (6) **No Dealing with Said Premises:** The Owner hereby covenants not to let out, grant lease and/or transfer the Said Premises or any portions thereof, without the express consent and confirmation of the Developer.
- (7) **Execution of Sale Agreements, Conveyances etc.:** The Owner hereby covenants that the Owner after granting the Development Power of Attorney shall not be entitled to cancel and/or resign from the provisions thereof, specifically on the clauses relating to execution of the Sale Agreements

and Conveyances in respect of sale of Developer's Allocation. The Owner shall never after receiving the khas and vacant possession of the Owner's Allocation be entitled under any circumstances to stop the Developer to represent itself and/or its proprietor as constituted attorney of the owner for the purpose of sale of the Developer's Allocation.

(8) Installation of Electricity Meter and connections: The Owner shall at his own cost and expense be liable to apply before the CESC for a fresh electricity for his respective allocation and for this purpose now-where there exists any responsibility of the Developer in this regard.

16. **Parties Acting under Legal Advice:** Each Party has taken and shall take its own legal advice with regard to this Agreement and all acts done in pursuance hereof and the other Party shall not be responsible for the same.
17. **Essence of the Contract:** In addition to time, the Owner and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.
18. **Documentation:** The Developer shall be responsible for meeting all costs and expenses towards execution and registration of any document for giving effect to all or any of the terms and conditions set out herein, including this Agreement.
19. **Valid Receipt:** The Owner shall pass valid receipts for all amounts paid under this Agreement.

20. **No Partnership:** The Owner and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
21. **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.
22. **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the New Building and/or the Project by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owner. Further, various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been made herein. The Owner hereby undertakes to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owner also undertakes to sign and execute all additional applications and other documents, at the costs and expenses of the Developer.
23. **Name of Project:** The name of the Project and the newly constructed apartment shall be "**Shyama Apartment**".
24. **Entire Agreement:** This Agreement constitutes the entire agreement between the Parties and revokes and supercedes all previous discussions/correspondence and agreements between the Parties, written or oral and express or implied.

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25. **Headings:** In this Agreement, headings are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.
26. **Cancellation:** None of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration.
27. **Force Majeure:** Force Majeure shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement, which arises from, or is attributable to unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of its obligations under this Agreement, including, without limitation, any abnormally inclement weather, flood, lightning, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability of construction material, hike in prices of construction material and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any relevant Government or Court orders.
28. **Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure, that Party shall have

no liability in respect of the performance of such of its obligations as are prevented by the event/s of force majeure. Neither the Owner nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of force majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by force majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting force majeure.

29. **Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
30. **Deletion of Invalid Provision:** If any provision of this Agreement is so found to be invalid or unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question shall apply with such modification/s as may be necessary to make it valid and enforceable.

31. **Reasonable Endeavour for Substitution:** The Parties agree, in the circumstances referred above, to use all reasonable endeavors to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision. The obligations of the Parties (if any) under any invalid or unenforceable provision of this Agreement shall be suspended whilst an attempt at such substitution is made.
32. **Right to Waive:** Any term or condition of this Agreement may be waived at any time by the Party who is entitled to the benefit thereof.
33. **Forbearance:** No forbearance, indulgence or relaxation or inaction by any Party at any time to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision.
34. **Notice and Communication:** Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or sent by prepaid recorded delivery (registered post with acknowledgement due or through courier service) to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified by each Party from time to time). The Owner shall address all such notices and other written communications to the Developer and the Developer shall address all such notices and other written communications to the Owner.

35. **Jurisdiction:** In connection with the aforesaid arbitration proceedings, only the District Judge Alipore, South 24 Parganas, shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

1st Schedule
(Said Premises)

ALL THAT piece and parcel of land ad-measuring 4 (four) cottah and 8 (eight) chittack, more or less, comprised in classified plot No. 53, being a demarcated part of C.S. Plot Nos. 538 and 233 in Mouza Naktala, J.L. No. 32, Police Station Netaji Nagar, Sub-Registration District Alipore, District South 24 Parganas, presently known as Municipal Premises No. 255/62, Netaji Subhash Chandra Bose Road, Kolkata-700047, together with a residential structure around 50 years old erected thereon, which is further delineated and demarcated on the **Plan** annexed hereto and marked with colour **Red** thereon.

2500 sq. ft.

Beachy anasth Supte

2nd Schedule
(Devolution of Title)

- (a) By an Indenture of Gift dated 6th March, 1990, registered in the Office of the Additional District Sub-Registrar at Alipore, South 24 Parganas in Book I, Volume No. 11, at Pages 25 to 28, being Deed No. 757 for the year 1990, one Ratish Kumar Mukhopadhyay and Gouri Chakraborty became the joint owners in respect of the ALL THAT ALL THAT piece and parcel of land ad-measuring 4 (four) cottah and 8 (eight) chittack, more or less, comprised in classified plot No. 53, being a demarcated part of C.S. Plot Nos. 538 and 233 in Mouza Naktala, J.L. No. 32, Police

Station Netaji Nagar, Sub-Registration District Alipore, District South 24 Parganas, presently known as Municipal Premises No. 255/62, Netaji Subhash Chandra Bose Road, Kolkata-700047, described as the Said Property hereinabove.

- (b) By an Indenture dated 18th July, 2000, registered in the Office of the Additional District Sub-Registrar at Alipore, South 24 Parganas in Book I, Volume No. 160, at Pages 237 to 246, being Deed No. 4625 for the year 2000, the said Ratish Kumar Mukhopadhyay and Gouri Chakraborty jointly sold, conveyed and transferred unto and in favour of Anima Sengupta, the entirety of the Said Property.
- (c) Anima Sengupta, a Hindu governed by the Dayabhaga School of Hindu law, died intestate as spinster leaving behind surviving her brother Baidyanath Sengupta, the owner herein and unmarried sister Asima Sengupta as her legal heir and heiress, who jointly and in equal share inherited the right, title and interest of late Anima Sengupta in the Said Property.
- (d) Asima Sengupta, a Hindu governed by the Dayabhaga School of Hindu law, died intestate as spinster leaving behind surviving her brother Baidyanath Sengupta and hence in the above mentioned circumstances, the said Baidyanath Sengupta became the sole and absolute owner in respect of the Said Property, which he further got mutated under his absolute name in the records of the Kolkata Municipal Corporation under Municipal Assessee No. 211000706200.

**3rd Schedule
(Allocation)**

OWNER'S ALLOCATION: the Owner shall be entitled to the entirety of the saleable spaces comprised in the First Floor and the entirety of the saleable spaces comprised in the Fourth Floor, together with applicable car parking spaces.

DEVELOPER'S ALLOCATION: The Developer shall be entitled to retain and dispose-off all the remaining sanctioned spaces within the newly constructed building.

**4th Schedule
(Specifications)**

STRUCTURE:

RCC foundation and RCC framework, column, beams slabs, intels, chhajia etc. in concrete proportion of 2:1 ratio.

FLOORING:

2x2 floor tiles along with skirting and margin in the flats marble provided in the stairs landings and common passages. The Floors of the toilets & W.C. will be casted with proper slope towards the outlet and other portions of the Flat will be plastered with O slope.

WALLS :-

- a) Brick Works : Exterior Brick Walls shall be 200 mm with 1:6 Cement mortar all partition Walls shall be 125 thick brick wall with 1:4 mortar and all internal partition wall of the Flat will be 75mm thick wall with 1:4 Cement mortar. Both sides of the wall will be covered with Cement plaster.

- b) Plaster External Plaster is of 20 MM thick with 1:6 cement mortar, internal Plaster is of 12 MM thick with 1.4 cement mortar and Ceiling Plaster is of 6 MM thick with 1:4 cement mortar.

KITCHEN

Granite as per the landowner's choice will be used at top of the cooking platform having total length not exceeding 5Ft, 1No. Slab will be provided below cooking platform, 2 No. of Bib Cock of standard made 1st with cold water supply. Stainless steel Sink and white glaze Tiles in the wall up to height 3ft above and around the gas Table.

TOILET AND W.C:

Colour Ceramic Glazed Tiles (standard) size 8 inch X12 inch fitted over 1800 mm high (according to the builders choice) on the walls from the floor space in each toilets and No. 2 nos. G.P Bib cock one shower point with cold water supply 1 white colour commode (European Style) with white PVC cistem with all fittings with cold water connection will be provided in the toilet and W.C. on White Basin and one C.P. Bib Cock at toilet and dining only with Cold water supply. All Ceramic and CP and Porcelain fitting and fixture will be standard quality. All water lines are of PVC Conduit and of Concealed type. All external plumbing and sanitary lines are of PVC conduit C.P. fittings will be standard quality and porcelain fittings will be good quality.

DOORS:

The door will be 37 mm thick single leaf commercial flash Doors of Standard make with two Coat primer fitted in 3 x3 sectioned season Sal wood Frames with 2 nos. tower bolts. 1 no. door stoppers and

three hinges, main entrance door will be commercial Flash Door provided with three hinges, one hatch bold on the outside and with one magic eye and door stopper. PVC doors of standard make shall be provided for one kitchen [if required] and the toilets

WINDOWS :

Window with be covered by MS Grill & Aluminum Sliding except Kitchen. All the Windows will be made by 3.5 mm. thick whiter pin-head glass and with integrated mid steel grill. Mid Steel grill up to 3' Ft. height from the Floor level will be provided at balcony. All grills will be covered with two coats of red lead primer and paint.

BASIN :

One white colour basin with one pillar cock will be provided on the living/dining and also in the toilet with cold water.

ELECTRICALS :

All the internal walls will be concealed in polythene conduit. All wires shall be copper [Finolex Brand] wiring. All Switch Board of MS Flash with Acylic Cover & all white piano type switch of any good quality [ISI mark].

ELECTRICAL POINTS :

Bed Room : Light - 2 Nos. One Fan Point, One power point 5 Amp. One power point 15 Amp. One A.C. Point
For one bedroom only.

Dining Hall : Light Points - 3 Nos. Fan Point - 2 Nos. Power Point of 4 Amp. 1 No. 15 Amp. Power Point - 2 Nos. Calling Bell point - 1 NO. & One Cable.

Kitchen : Light Point - 1 No. For exhaust Fan Point - 1
NO. Power Point of 5 Amp. - 1 No. 15 Amp.
Power Point - 1 No.

Toilet : Light Point - 1 Nos. For Exhaust Fan Point - 1
No.

Balcony : Light Point - 1 No.

Internal finishing : All internal walls & ceiling of the flat will be finished by Plaster of Paris including stair case and stair head room, lobbies.

External Painting : All external walls will be painter with one coat exterior primer and two coat of cement was weather coat paint of standard quality.

Boundary & Gate :

All the internal approached road will be cemented concrete One grill gate will be provided as Main Gate of the building and One Grill Gate will be provided in the entrance of the roof.

Height of the boundary walls will be 4' ft. from the road level.

SANITARY & PLUMBING :-

All the internal horizontal soil and waste pipe shall be PVC pipes (Reliance Brand) jointly by cement.

All the PVC vertical soil vent and waste pipe jointly by Cement mortar and exposed to wall.

All the PVC rain water pipe shall be good quality and all the PVC water supply pipe shall be exposing to wall.

Each flat will be provided with water supply line from the PVC overhead water tank shall be filled up by water pump from underground, semi water reservoir for all the flats.

MISC :

Building shall be provided with water pump, under-ground water reservoir machinery overhead tank, one common CESC/WBSEB electric meter for the common arranged by the contractor at the cost of the Owner of the premises.

ROOF :

The parapet wall will be three feet height from the roof. All the roof will be water proof, neat cement. The stair head room will be provided spring brick wall with cement plaster.

EXTRA WORK :

- a. Any extra work beyond the work schedule is done by the party of the second part according to the instruction of the party of the first part in writing then the part of the first part will have to bear and pay the cost of the extra work done by the part of the 2nd part. Any verbal instruction for extra work will not be considered it is pertinent to mention that all the cost of the extra work shall be paid by the party of the first part in advance to the part of the second part. The expenses for such extra work will be assessed by the part of the second part and it will be informed to the land owner before starting the works.

IN WITNESSETH WHEREOF, the Parties above named have jointly put their respective signature

SIGNED AND DELIVERED BY
by the OWNER at Kolkata in
presence of;

Saidyamal Sanyal

(Signature)
6-02A Post Office St,
Kolkata, 700 001

(Signature)
700 001

SIGNED AND DELIVERED BY
by the DEVELOPER at Kolkata
in presence of;

SHYAMA CONSTRUCTION
Sudip v. Chatterjee
Proprietor

(Signature)

(Signature)
700 001

Drafted by

Duttasoam Bhattacharyya

Duttasoam Bhattacharyya

Advocate,

Enrolment No. W.B.1262/2012

SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants



Baidyanath S. S. S. S.



S. S. S. S. S. S.

	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				





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

SST678562
S21614739

GRN Details

GRN: 192022230083116442
GRN Date: 26/07/2022 17:47:57
Payment Status: Payment Pending
Payment Mode: Counter Payment
Bank/Gateway: UCO Bank
Payment Ref. No: 2002195354/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Nibir Chandra Das
Address: 94, Bidhan Palli, Kolkata-700084
Mobile: 9331029837
Period From (dd/mm/yyyy): 26/07/2022
Period To (dd/mm/yyyy): 26/07/2022
Payment ID: 2002195354/1/2022
Receipt Ref ID/DRN: 2002195354/1/2022

Payment Details

No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002195354/1/2022	Property Registration- Stamp duty ,	0030-02-103-003-02	9970
2	2002195354/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				9991

IN WORDS: NINE THOUSAND NINE HUNDRED NINETY ONE ONLY.

NOTE: Produce this challan to any branch of UCO Bank. Please ensure, to make your payment within 02/08/2022 (banking hours). This challan form will be invalid after 02/08/2022.



Major Information of the Deed

Deed No :	I-1904-12323/2022	Date of Registration	02/08/2022
Query No / Year	1904-2002195354/2022	Office where deed is registered	
Query Date	19/07/2022 4:18:28 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Gaggar And Co LLp 6, Old Post Office Street,, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8420987093, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 76,77,280/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



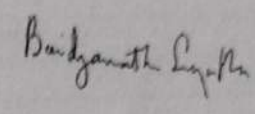
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C. Bose Road(Naktala), , Premises No: 255/62, , Ward No: 000 JI No: 32, Pin Code : 700047

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	1/-	72,89,999/-	Property is on Road
Grand Total :				7.425Dec	1 /-	72,89,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2500 Sq Ft.	1/-	3,87,281/-	Structure Type: Structure Litigated Property,
Gr. Floor, Area of floor : 2500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		2500 sq ft	1 /-	3,87,281 /-	



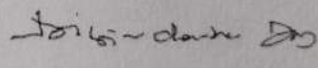
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Baidyanath Sengupta Son of Late Sushil Chandra Sengupta Executed by: Self, Date of Execution: 02/08/2022 , Admitted by: Self, Date of Admission: 02/08/2022 ,Place : Office			
	02/08/2022	LTI 02/08/2022		02/08/2022
2/53, Naktala Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ajxxxxxx1b, Aadhaar No: 51xxxxxxxx1506, Status :Individual, Executed by: Self, Date of Execution: 02/08/2022 , Admitted by: Self, Date of Admission: 02/08/2022 ,Place : Office				



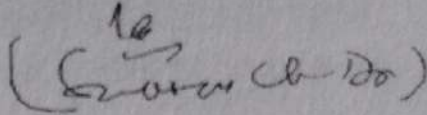
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Shyama Construction 94, Bidhan Palli,, City:- , P.O:- Garia, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: adxxxxxx5n,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
	Mr Nibir Chandra Das (Presentant) Son of Mr Parimal Chandra Das Date of Execution - 02/08/2022, , Admitted by: Self, Date of Admission: 02/08/2022, Place of Admission of Execution: Office			
	Aug 2 2022 2:34PM	LTI 02/08/2022		02/08/2022
94, Bidhan Palli,, City:- , P.O:- Garia, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx5n, Aadhaar No: 43xxxxxxxx9717 Status : Representative, Representative of : Shyama Construction (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhas Chandra Das Son of Late P Das 6, Old Post Office Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
	02/08/2022	02/08/2022	02/08/2022
Identifier Of Mr Baidyanath Sengupta, Mr Nibir Chandra Das			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Baidyanath Sengupta	Shyama Construction-7.425 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Baidyanath Sengupta	Shyama Construction-2500.00000000 Sq Ft

On 02-08-2022

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 13:00 hrs on 02-08-2022, at the Office of the A.R.A. - IV KOLKATA by Mr Nibir Chandra Das ..

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 76,77,280/-

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

Execution is admitted on 02/08/2022 by Mr Baidyanath Sengupta, Son of Late Sushil Chandra Sengupta, 2/53, Road: Naktala Road, , P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others

Indetified by Mr Subhas Chandra Das, , , Son of Late P Das, 6, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 02-08-2022 by Mr Nibir Chandra Das, Proprietor, Shyama Construction (Partnership Firm), 94, Bidhan Palli,, City:- , P.O:- Garia, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Subhas Chandra Das, , , Son of Late P Das, 6, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 80/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/07/2022 12:00AM with Govt. Ref. No: 192022230083116442 on 26-07-2022, Amount Rs: 21/-, Bank: UCO Bank (UCBA0000190), Ref. No. 270720220208726 on 27-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 9,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8850, Amount: Rs.50/-, Date of Purchase: 27/07/2022, Vendor name: A K Maity
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/07/2022 12:00AM with Govt. Ref. No: 192022230083116442 on 26-07-2022, Amount Rs: 9,970/-, Bank: UCO Bank (UCBA0000190), Ref. No. 270720220208726 on 27-07-2022, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 809199 to 809233
being No 190412323 for the year 2022.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.08.10 20:23:59 +05:30
Reason: Digital Signing of Deed.

mm

(Mohul Mukhopadhyay) 2022/08/10 08:23:59 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.

(This document is digitally signed.)

10/08/2022 Query No:-19042002195354 / 2022 Deed No :I - 190412323 / 2022, Document is digitally signed.

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