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Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with document are the part of this document.

District Sub-Registrar-V
Alipore, South 24 Parganas

05 APR 2022

DEVELOPMENT AGREEMENT

THIS AGREEMENT made at Kolkata this 5TH. day of April, 2022 (Two Thousand Twenty Two)

BETWEEN

1) SMT. SHIBANI DEY GUHA alias SHIBANI GUHA (PAN-APHPG5517Q)
&(AADHAR No. 7011 5538 0483) wife of Sri Sanjay Guha by Nationality Indian, by

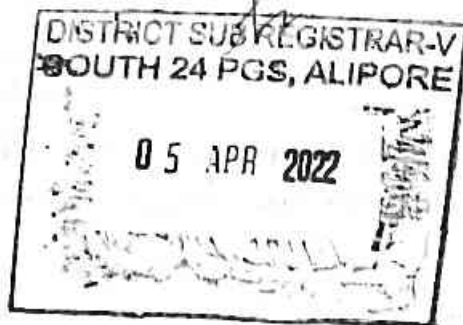
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No.....Rs. **50/-** Date.....
Name:- **B. C. LAHIRI**
 Advocate
Address:- **Alipore Judge's Court, Kol-27**
 Alipore Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27
Vendor



Behl Dhor
Sp, late S. Dhor
Apny Nayan.
Kol- 85



faith Hindu, by occupation Service residing at 22, Ramlal Dey Street, Dumdum Cantonment, Kolkata- 700 028, Post Office- Dum Dum, Police station- Dum Dum, District North 24 Parganas, and 2) **SMT. SWAPNA DEY DAS** alias **SMT. SWAPNA DEY (PAN-ASEPD9779M) & (AADHAR No. 9762 2181 9849)** wife of Sri Pankaj Das by Nationality Indian, by faith Hindu, by occupation House wife, residing at Badamtala (Ward No. 15) , Near Seba Sangha Club, Uttar Habra, Habra- 743 263, Post Office- Habra, Police Station- Habra, District North 24 Parganas, hereinafter Called the "OWNERS"(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, heiresses, executors administrators, legal representatives and assigns) of the **ONE PART.**

AND

M/s. ANILA CONSTRUCTION CO. (PAN-AIDPD4689B), having it's office at 70/2, Hader Hat, Kalikapur , Police Station – Purba Jadavpur, Kolkata – 700 099, represented by its sole proprietor **BIBHUTI BHUSAN DAS (PAN-AIDPD4689B & AADHAAR NO.-3293 8835 4908)** son of Late Bhupendra Nath Das, by Nationality – Indian, by Faith – Hindu, by Occupation – Business, residing at P-42, Block-A, Satabdi Park. P.O.- Mukundapur, Police Station- Purba Jadavpur presently Panchasayar, Kolkata – 700 099 hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal, heirs, executors, administrators legal representatives and assigns) of the **OTHER PART.**

AND WHEREAS by virtue of a Bengali Bikray Kobal dated 13th January, 1982 one Smt. Dipali Dey purchased **ALL THAT** piece and parcel of land measuring about 5 (five) cottachs comprised under Mouza Nayabad, J.L.No.25, Touzi No. 56, R.S.No.3, R.S.Dag No. 144, R.S.Khatian No. 94 from Sri Kadan Mondal and others against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No.15, pages from 238 to 245 Being No.270 for the year 1982.



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WHEREAS by virtue of a Bengal Bikray Kobala dated 13th January, 1982 one Smt. Shanti Sinha purchased **ALL THAT** piece and parcel of land measuring about 5 (Five) Cottachs comprised under Mouza Nayabad, J.L.No.25, Touzi No. 56, R.S.No.3, R.S.Dag No. 144, R.S.Khatian No. 94 from one Sri Kadan Mondal and others against a valuable consideration mentioned therein and the said Kobala was duly registered in the office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No.15, pages from 210 to 219, Being No.267 for the year 1982.

AND WHEREAS by virtue of a Bengali deed of Conveyance dated 15th January, 1982 one Smt Dipali Dey purchased **ALL THAT** piece and parcel of land measuring about 5 (Five) Cottachs comprised under Mouza Nayabad, J.L.No.25, Touzi No. 56, R.S.No.3, R.S.Dag No. 144, R.S.Khatian No. 94 from the said Smt. Shanti Sinha against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No.22, pages from 17 to 22 , Being No.345 for the year 1982.

AND WHEREAS by virtue of the aforesaid Two deeds/ brikay kobalas the said Smt. Dipali Dey became the sole and absolute owner of **ALL THAT** piece and parcel of land measuring about 10 (Ten) Cottachs comprised under Mouza Nayabad, J.L.No.25, Touzi No. 56, R.S.No.3, R.S.Dag No. 144, R.S.Khatian No. 94 under Police Station Tollygunge (Now Panchasayar) within the limit of the Kolkata Municipal Corporation ward no.109, District South 24 parganas.

AND WHEREAS the said Smt. Dipali Dey died intestate on 29th May,1984 leaving behind her husband Gopi Nath Dey , Two daughters namely Smt. Shibani Dey Guha and Smt. Swapna Dey Das as her legal heirs and successors.

AND WHEREAS the said Gopi Nath Dey died intestate on 3rd December, 2000 leaving behind his two daughters namely Smt. Shibani Dey Guha and Smt. Swapna Dey Das as his legal heirs and successors.



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AND WHEREAS by application of Hindu Succession Act, 1956 as amended up to date the said Smt. Shibani Dey Guha and Smt. Swapna Dey Das jointly inherited the aforesaid **ALL THAT** piece and parcel of land measuring about 10 (Ten) Cottachs comprised under Mouza Nayabad, J.L.No.25, Touzi No. 56, R.S.No.3, R.S.Dag No. 144, R.S.Khatian No. 94 under Police Station Tollygunge (Now Panchasayer) within the limit of the Kolkata Municipal Corporation ward no.109, District South 24 Parganas.

AND WHEREAS while in peaceful possession and enjoyment of **ALL THAT** piece and parcel of the said land measuring about 10 (Ten) Cottachs, more or less comprised under Mouza Nayabad, J.L.No.25, Touzi No. 56, R.S.No.3, R.S.Dag No. 144, R.S.Khatian No. 94 together with one R.T. structures measuring about 100 sq ft, more or less , being **MUNICIPAL PREMISES NO. 2349, NAYABAD, KOLKATA- 700 099** under Police Station Panchasayer within the limit of the Kolkata Municipal Corporation ward no.109, District South 24 Parganas the said Smt. Shibani Dey Guha and Smt. Swapna Dey Das mutated their respective names in the records of the concerned BL & LRO vide Mutation case No.367/19 dated 20.09.2019 & vide Mutation case No.366/19 dated 20.09.2019 and are paying taxes regularly.**(BL & LRO MUTATION)**

AND WHEREAS the aforesaid owners have converted their aforesaid lands from Shali to Bastu and have obtained conversion certificate issued by the Block land & land reforms Officer , Additional Thakurpukur , Meteiabruz vide certificate memo no.17/1978/Con-certificate /BLLRO/S-24 Pgs/KOL/2020 dated 12.10.2020 and vide certificate memo no.17/1977/Con-certificate/BLLRO/S-24Pgs/KOL/2020, dated 12.10.2020 **(CONVERSION).**

AND WHEREAS the aforesaid owners while seized and possessed of the said two plot of lands have amalgamated the said two lands into **ALL THAT** piece and parcel measuring about 10 (Ten) Cottachs together with one R.T.Structures measuring about 100 sq ft, more or less , comprised under Mouza- Nayabad, J.L.No.25, Touzi No. 56, R.S.No.3, R.S.Dag No. 144, R.S. Khatian No. 94, **Being Municipal Premises No. 2349, Nayabad , Kolkata- 700 099 , under Assesses No. 31-109-08-2349-1** under Police Station Panchasayer within the limit of the Kolkata Municipal Corporation ward no.109,



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District South 24 Parganas and paying taxes in their names to the Kolkata Municipal Corporation regularly (herein after be referred to as the "SAID PREMISES" , more fully described in the **FIRST SCHEDULE** hereunder.

AND WHEREAS the owners being desirous of developing the aforesaid premises being **Municipal Premises No. 2349, Nayabad, Kolkata- 700 099** by constructing G+III Storied residential building with lift facilities on the aforesaid premises but due to paucity of funds and lack of expertise and expenses was looking for an experienced prospective Developer for construction of proposed residential building on the said premises and knowing the same , the developer, herein approached the owners for development of the said premises in accordance with the Building Plan to be sanctioned by the Kolkata Municipal Corporation and the owner have agreed to do so as per the terms and conditions mentioned hereunder.

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

1. **OWNERS** shall mean the above named **SMT. SHIBANI DEY GUHA** alias **SHIBANI GUHA** and **SMT. SWAPAANA DEY** alias **SWAPNA DEY DAS** together with her legal heirs and successors administrators, and assigns.
2. **DEVELOPER** shall always mean the above named **M/s. ANILA CONSTRUCION CO.** Together with its legal heirs and successors administrators, and assigns.
3. **PROPERTY** shall mean **ALL THAT** piece and parcel measuring about 10 (Ten) Cottachs, more or less, Net Bastu Land areas measuring about **09 Cottachs 09 Chittacks 12 sq ft.** together with one R.T.Structures measuring about 100 sq ft, more or less , comprised under Mouza Nayabad, J.L.No.25, Touzi No. 56, R.S.No.3, R.S.Dag No. 144, R.S.Khatian No. 94 Being **Municipal Premises No. 2349, Nayabad, Kolkata- 700 099** ,Assesses No. **31-109-08-2349-1**, under Police Station Panchasayer within the limit of the Kolkata Municipal Corporation ward



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no.109, District South 24 Parganas, more fully described in the **FIRST SCHEDULE** written hereunder.

4. **BUILDING** shall mean structures or super structures intended to be constructed on the said premises and shall include Lift, meter room, pump room, and reservoir, open/covered spaces, intended for the enjoyment of the occupants of the said building including all its easements, appurtenance and appendages.
5. **COMMON FACILITIES** shall include all passages, ways, staircase, lifts, corridors, lobbies, shafts, gates, rainwater pipes, sewerage and drainage pipe lines, underground sewer fittings, fixtures, manhole, pits, roof, terrace, water connection and pipe lines, overhead and underground reservoirs, pipe lines, motor pump, fences and boundary walls, courtyards, electric connection and electricity supply to common area and fittings, fixtures, entire exterior walls, boundary walls, common paths ways, and other facilities whatsoever required for the establishment of location enjoyment provision maintenance and management of the affairs of the said building.
6. **AREA** shall mean and include the built up constructed areas in the said building/property and the roof area shall be common for all.
7. **SUPER BUILT UP AREA** of a unit shall mean built up area of the unit together with its proportionate share of the common areas, staircase, lift areas, landings and passages, with proportionate share of the common facilities and advantages as well as proportionate undivided share or interest in the land underneath the structure.
8. **THE ARCHITECT** – shall mean such person/s to be appointed by the developer for both designing and planning of the building on the said premises.
9. **BUILDING PLAN**- would mean such plan to be prepared by the Architect/Planner for construction of the building to be sanctioned by the competent authority at the cost of the Developer.



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10. **TRANSFR-** with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act.
11. **TRANFEREE-** shall mean any person, firm, limited Companies, Associations of persons, or body or individual to whom any space in the building has been or shall be transferred.
12. That the owners declare that they are the joint and absolute owners of **ALL THAT** piece and parcel measuring about 10 (Ten) Cottachs, more or less, Net areas measuring about **09 Cottachs 09 Chittacks 12 sq ft** together with one R.T.Structures measuring about 100 sq ft, more or less, comprised under Mouza Nayabad, J.L.No.25, Touzi No. 56, R.S.No.3, R.S.Dag No. 144, R.S.Khatian No. 94 Being **Municipal Premises No. 2349, Nayabad, Kolkata- 700 099** under Police Station Panchasayer within the limit of the Kolkata Municipal Corporation ward no.109, District South 24 parganas and shall handover the possession of the said premises (where the proposed construction shall be undertaken) together with all papers and documents to the Developer at the time of signing of this agreement.
13. The Owners further declare that the said premises is free from all encumbrances, charges, liens, lispens, trust, litigation, encroachments, acquisition and requisitions from any Government and having good and marketable title .
14. That the owners have hereby granted exclusive right to the developer to undertake the new construction on the said premises to be constructed by the developer in accordance with Building Plan to be sanctioned by the sanctioning authority at the cost of the Developer.
15. That for all purpose of sanction of building plan applications, petitions, affidavits, sketches and for getting such altered / modified plan/s or further plans to be approved by the appropriate authority the Developer shall sign, appear, represent before the concerned authorities on behalf of the owner in her name and on her behalf in connection with any or all of the matters aforesaid and the owner in



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such circumstances may give necessary assistance., co-operation, signatures whenever necessary to the Developer for the interest of the proposed project.

16. That the Developer shall have the exclusive right to look after , manage, supervise , conduct and do all every act, deeds, matters and things necessary for the purpose of developing the said premises in order to make it perfect in all respect for construction of a ground plus four storied building with lift facility thereon in accordance with the building plan at the cost of the Developer.

17. That the Developer shall obtain building sanction plan from the Kolkata Municipal corporation at its efforts initiation and cost and the Developer shall construct the proposed Building on the said premises as per Building Sanction Plan and or Building Permit sanctioned and issued by the Kolkata Municipal Corporation.

18. The Developer shall negotiate with the prospective purchasers of the flats ,finalize the terms and conditions and also enter into sale agreement individually with such terms and conditions that may not likely to affect the interest of the Owners in any manner.

19. That the new proposed building shall be completed within 30 (Thirty) months with a grace/ gestation period of further 3 (three) months to be reckoned from the date of sanctioning of the building Plan .

20. That the developer shall be exclusively entitled to its respective shares of the developers' Allocation with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.

21. **OWNERS' ALLOCATION-** the Developer shall be liable to provide the Owner's allocation as under-

1).



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FLOOR	1/2/3/BHK.	FLAT NO.	Supper Built Up Area:-	Orientation	Covered Car Parking No. & Area
1 ST . Floor	3 BHK.	1-A	1187 Sq.Ft.	North- West	No. - 1 & 135.Sft
1 ST . Floor	3 BHK.	1-B	1161 Sq.Ft.	North- East	No. - 2 & 135.Sft
1 ST . Floor	3 BHK.	1-C	1156 Sq.Ft.	South -East	No. - 7 & 135.Sft
1 ST . Floor	3 BHK.	1-D	1182 Sq.Ft.	South- West	No. - 8 & 135.Sft
3 rd . Floor	3 BHK.	3-A	1187 Sq.Ft.	North- West	No. - 11 & 135.Sft

2). The owner shall get Rs.24,00,000/- (Rupees Twenty Four Lakh) only from the Developer as Non refundable money. The developer should be paid a sum of Rs. 2,00,000/- (Rupees Two Lakh Only) at the signing of this Development Agreement to the Owners and the Owners herein DOTM hereby and by the memo of Consideration admit, accept and acknowledged receipt of the same from the Developer herein. The rest /balance amount shall be paid by the developer within 6 (Six) Months from the date of Building sanctioned plan.

OWNERS' ALLOCATION is more fully and particularly described in the **SECOND SCHEDULE** written hereunder.

22. **DEVELOPERS' ALLOCATION**- shall means ---.

FLOOR	1/2/3/BH K.	FLAT NO.	Supper Built Up Area:-	Orientation	Covered Car Parking No. & Area
2 nd Floor	3 BHK.	2-A	1187 Sq.Ft.	North- West	No. - 3 & 135.Sft
2 nd Floor	3 BHK.	2-B	1161 Sq.Ft.	North- East	No. - 4 & 135.Sft
2 nd Floor	3 BHK.	2-C	1156 Sq.Ft.	South -East	No. - 5 & 135.Sft
2 nd Floor	3 BHK.	2-D	1182 Sq.Ft.	South- West	No. - 9 & 135.Sft
3 rd . Floor	3 BHK.	3-B	1161 Sq.Ft.	North- East	No. - 6 & 135.Sft
3 rd . Floor	3 BHK.	3-C	1156 Sq.Ft.	South -East	No. - 10 & 135.Sft



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3 rd Floor	3 BHK.	3-D	1182 Sq.Ft.	South- West	No. - 12 & 135.80
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DEVELOPERS' ALLOCATION is more fully and particularly described in the **THIRD SCHEDULE** written hereunder.

23. DEVELOPMENT POWER OF ATTORNEY- the owners shall execute a Registered Development Power of Attorney in favour of the Developer to develop the said premises as per sanctioned building plan and to do other acts deeds or things as mentioned in the said Power of attorney.

24. That in the event of any dispute between the parties herein and or with the third party /s , if any, may be resolved amicably and if the dispute remain unresolved the matter may be referred to a common Arbitrator under the Arbitration Act at an equal costs and legal complexity.

25. That the Owners shall handover all original title deeds, Porchas /R O R , paid Taxes Bills and all chain deed to the developer at the time of giving peaceful vacant possession of the demised premises where the construction work shall be undertaken by the developer.

26. That the developer shall complete the entire construction at its cost and expenses and the owners shall not contribute any amount for carrying construction works at the said premises by the Developer.

27. That in the absence of the owners due to any unfortunate events (like incapacitated and or death) their legal heirs/ successors, representatives shall enter into a supplementary development agreement with the Developer herein, with the same terms and conditions of this agreement and to honour the commitments and understanding arrived at in this agreement and the said supplementary Development agreement shall be treated as an integral part of this agreement.

28. That the developer shall be liable to settle local disputes, Police issues, and all other related issues and matters/ disputes at its own cost during construction and



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the owner shall extend full co-operation and support to the developer if require at any stage of construction of the building at the said premises.

29. Be it noted that by this Development Agreement and the related Power Of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement / Final document for transfer of property as per provisions laid down in the said Documents as a Developer without getting any Ownership of any part of the property under Schedule. This Development Agreement and the related Development Power Of Attorney shall never be treated as the Agreement / Final Document for transfer of Property Between the Owners and the Developer in anyway. This clause shall have overriding effect to anything written in these Documents in contrary to this clause.

**FIRST SCHEDULE ABOVE REFERRED TO
(PREMISES TO BE DEVELOPED)**

ALL THAT piece and parcel of Net areas measuring about 09 Cottachs 09 Chittacks 12 Sq ft. together with one R.T. Structures measuring about 100 sq ft. more or less with cement floor, comprised under Mouza Nayabad, J.L.No.25, Touzi No. 56, R.S.No.3, R.S. Dag No. 144 (p), R.S. Khatian No. 94, L.R. Khatian No. 2292 & 2293, Being Municipal Premises No. 2349, Nayabad, Assessee No. 31-109-08-2349-1, Kolkata- 700 099, Post Office- Mukundapur, under Police Station- Purba Jadavpur, Presently Panchasayar within the limit of the Kolkata Municipal Corporation Ward No.109, District South 24 Parganas, butted and bounded by-

ON THE NORTH	:	12 feet wide KMC Road Black Top.
ON THE SOUTH	:	land of R.S Dag No 144 (p).
ON THE EAST	:	land of R.S.Dag No.144 (p).
ON THE WEST	:	land of R.S.Dag No.144 (p).



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**SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)**

1)

FLOOR	1/2/3/BHK.	FLAT NO.	Supper Built Up Area:-	Orientation	Covered Parking No. & Area
1 st . Floor	3 BHK.	1-A	1187 Sq.Ft.	North- West	No. - 1 & 135.Sft
1 st . Floor	3 BHK.	1-B	1161 Sq.Ft.	North- East	No. - 2 & 135.Sft
1 st . Floor	3 BHK.	1-C	1156 Sq.Ft.	South -East	No. - 7 & 135.Sft
1 st . Floor	3 BHK.	1-D	1182 Sq.Ft.	South- West	No. - 8 & 135.Sft
3 rd . Floor	3 BHK.	3-A	1187 Sq.Ft.	North- West	No. -11 & 135.Sft

2). The owner shall get Rs.24,00,000/- (Rupees Twenty Four Lakh) only from the Developer as Non refundable money. The developer should be paid a sum of Rs. 2,00,000/- (Rupees Two Lakh Only) at the signing of this Development Agreement to the Owners and the Owners herein DOTH hereby and by the memo of Consideration admit, accept and acknowledged receipt of the same from the Developer herein. The rest /balance amount shall be paid by the developer within 6 (Six) Months from the date of Building sanctioned plan.

**THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPERS ALLOCATION)**

FLOOR	1/2/3/BH K.	FLAT NO.	Supper Built Up Area:-	Orientation	Covered Parking No. & Area
2 nd Floor	3 BHK.	2-A	1187 Sq.Ft.	North- West	No. - 3 & 135.Sft
2 nd Floor	3 BHK.	2-B	1161 Sq.Ft.	North- East	No. - 4 & 135.Sft
2 nd Floor	3 BHK.	2-C	1156 Sq.Ft.	South -East	No. - 5 & 135.Sft
2 nd Floor	3 BHK.	2-D	1182 Sq.Ft.	South- West	No. - 9 & 135.Sft
3 rd . Floor	3 BHK.	3-B	1161 Sq.Ft.	North- East	No. - 6 & 135.Sft



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3 rd . Floor	3 BHK.	3-C	1156 Sq.Ft.	South -East	No. - 10 & 135.Sft
3 rd . Floor	3 BHK.	3-D	1182 Sq.Ft.	South- West	No. - 12 & 135.Sft

**FORUTH SCHEDULE:-
SPECIFICATION**

1.	Structure:	Building designed with R.C.C. frame structure rests on individual column foundation as per structural design approved by the competent Authority.
2.	External Wall :	8" thick bricks wall and plastered with 1 : 5 Cement Moter.
3.	Internal Wall :	3", 5" thick bricks wall and plastered with 1 : 5 Cement Mortar.
4.	Flooring :	Bed rooms, drawing – cum – dining hall and Toilets – 2'x2' marble In front of stair case
5.	Dado :	The toilet dado 6' – 0" height with glazed tiles.
6.	Kitchen :	Cooking platform and sink (stainless steel) will be of Granite Marble And up to 3' – 0" height glazed tiles above the platform.
7.	Toilet :	Toilets will be of western type Pink commode of Hindware / Peryware brand with Pink PVC cistern Facility. Each toilets will be provided with two bib cock and one shower, two stop cocks of Esco brand and Geyser (in any one toilet) for hot and cold water. Floor Pink Marble.
8.	Verandah :	M.S. box grill will provided at Verandah with Standard design.
9.	Stair Case:	3' – 0" high steel railing.
10.	Doors :	All doors frame of sale wood and shutter will be Phenol bonded door will be wooden (Gamary) panel type Godrej lock provided at the main door. toilet door shutters will be of PVC syntax type.
11.	Windows:	Wooden window with standard M.S. Grill will be provided with 3 mm smoke glass.
12.	Dining Space :	In the dining space one basin will be provided..



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13.	Roof Treatment :	Flooring in gray cement with proper water proofing chemical treatment will be provided at roof.
14.	Painting :	All the interior walls, ceiling, beams etc will be with Plaster of Paris. External surface of the building will be painted with weather coat or equivalent.
15.	Sanitary & Water Supply :	All the soil, waste water, rain water pipes will be of PVC. All the water supply line will be of PVC pipes of approved brand. One over-head water tank, Septic tank will be provided in the Building.
16.	Water reservoir :	One adequate capacity over head and one under ground water reservoir shall be provided.
17.	Electric Works :	<p>(1) Full concealed type wiring with approved brand wire (Finolex /Havels) and ISI standard anchor/havells switches and boards with M. C. B.</p> <p>(2) In Bed rooms : Three light points, Two 5-amp plug point, one fan point and A.C. point (in one bed room Per flat).</p> <p>(3) In Dining space : Three light point, two fan point, One 5-amp plug, one 15- amp plug points.</p> <p>(4) In Kitchen : one light point, one exhaust fan point, and Two 15-amp plug point.</p> <p>(5) In Toilet : one light point, one exhaust fan point, and one 15-amp plug point.</p> <p>(6) In Verandah : One light point. One fan point.</p> <p>(7) One TV line & Cable point will be in dining space.</p> <p>(8) One light point and one calling bell point at main entrance of flat.</p> <p>(9) Personal Electric meter from CESC will be on account of the Purchasers / Owners.</p>
18.	Common Area :	All passage work will be net cementing. Parking area pavers Tiles.
19.	Extra Works :	Any extra works other than specification aforesaid will be charged extra as decided by the Developer. All request for addition /alteration work have to be conveyed to the Developer in advance and shall be accepted in writing and repaid before starting of brick work, thereafter no request for addition/ alteration will be entertained.



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FIFTH SCHEDULE
(Common Rights, facilities and amenities)

The right in common with the other co-owners and occupiers of the said building meant for beneficial common use and enjoyment of the flat owner regarding common rights, facilities and amenities appurtenant thereto as may be designated and earmarked as such for common use and enjoyment are as follows :-

1. All Staircases on all the floors of the said building.
2. Stair case and landing of the building leading towards the vacant roof.
3. Common passages including main entrance of the building for egress and ingress of the building.
4. All common services and upon common spaces and undivided proportionate share of land and rights, liberties, Easement and privileges and appendages and appurtenances to be enjoyed by the Co-owners of the building.
5. Roof of the building is for the purpose of common services.
6. Water Pump, Overhead water tank and water supply Line and all plumbing Lines of the Building.
7. Electric meter Space and vacant roof for the purpose of services.
Electricity Services and Electricity Main Line wirings and common Electric meter space and lighting in the common areas of the building.
8. Drainage and Sewerages and drive ways.
9. Boundary walls and Main gate, Caretaker Room and One Toilet on the Ground floor.
10. Such other common parts, equipment's, installations, fixtures and fittings and open spaces in or about the said building.
11. Vacant spaces surrounding the building and right of egress and ingress from the car parking space through the vacant spaces of the building.



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DISTRICT COURT REGISTRAR-V
SOUTH 24 PGS, ALIPORE
05 APR 2022

12. Lift, Lift Lobby, Lift Room, Lift Stair, Machine Rooms, Lift light and Lift related equipment etc.

13. Community Hall .

SIXTH SCHEDULE

(Common Expenses)

1. All cost of maintenances ,operating, replacing, white washing, painting, repairing and lighting the common parts, passages, lobbies, roofs and also other parts of the Building.
2. All charges and deposit for supplies of common facilities and all others relevant expenses regarding this premises or project.
3. The Kolkata Municipal Corporation taxes and other outgoings save and except those as are separately assessed on the respective unit.
4. Watchman's /Caretaker's salary, Jamadar, Jharudar and other common expenses , if any.
5. Lift maintenance, cost and expenses including annual maintenance charges and all other allied expenses thereto.
6. Monthly Maintenance charges shall be paid equally by all the flat owners to the Developer and it shall be effective from the date of Possession and or registration whichever is early.
7. Other charges of Rs.50,000/- (Rupees fifty Thousand only) shall be paid by the each Purchaser /owner to the Developer at the time of taking possession of the respective unit.



[Handwritten Signature]
DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
05 APR 2022
[Handwritten Signature]

IN WITNESS WHEREOF the parties hereto have set and subscribed their representative hands the day, month and year first above written in presence of the following witnesses.

SIGNED AND DELIVERED

By the above mentioned Owners in presence of

- 1) *Nany* (SANTJAY GUHA)
2) Ramal Dey St.
Dun Dey Cantt - Cal - 29

Shilani Dey Gupta @ Shilani Gupta
34/3/20 Dey Dey @ 34/3/20 Dey Dey

SIG. OF OWNERS

- 2) Shankare mistrey
Naybad Kalkatta 99

SIGNED AND DELIVERED

By the above mentioned Developer in presence of

- 1) *Nany*
- 2) Shankare mistrey

ANILA CONSTRUCTION CO.
Bibhuti Bhumi Ann.
Proprietor.

SIG. OF DEVELOPER

Drafted By:

Bibhas Kumar Ghosh
(Bibhas Kumar Ghosh)

Advocate, Calcutta High Court

Regd. No.-WB/733/1995

Computer typed by-

Pradip Modak
(Pradip Modak)

70 /2, Hederhat, Kalikapur, Kol-99



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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
05 APR 2022

MEMO OF CONSIDARATION

Received of and from the within named developer, a sum of Rs 2,00,000/- (Two Lakhs)
Only , details as per memo below :-

Date	Cheque No	Bank/Branch	Amount (Rs)
11.02.2019	549863	Canara Bank	Rs. 1,00,000/-
11.02.2019	549864	Canara Bank	Rs. 1,00,000/-
			<hr/>
			Rs. 2,00,000/-

(Rupees Two Lakhs) Only

Witnesses-

1. *Nam*
T. (SANJAY GUHA)
22, Rankei Dey St.
Koi-28

2. Shankar Mistry
Maybad Kalkatta 99

Shilani Dey Laha @ Shilani Laha
Shrapna Dey Das @ Shrapna Dey

SIG. OF OWNERS



[Handwritten signature]

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
05 APR 2022

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

Name

Signature



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

Name

Signature *Shebani Dey Gupta @ Shebani Gupta*



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

Name

Signature *Shebana Dey Das @ Shebana Dey*



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

Name

Signature *Bibhuti Bhushan Das*



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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
05 APR 2022



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

GRN Details

GRN: 192022230000913371
GRN Date: 03/04/2022 14:28:48
BRN : IK0BPRUTM0
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 03/04/2022 14:04:58
Payment Ref. No: 2000969294/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: BIBHUTI BHUSAN DAS
Address: P-42, SATABDI PARK, MUKUNDAPUR KOLKATA-700099
Mobile: 9831575731
EMAIL: livegagan2148@gmail.com
Depositor Status: Buyer/Claimants
Query No: 2000969294
Applicant's Name: Mr Rahul Dhar
Identification No: 2000969294/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000969294/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	20021
2	2000969294/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	2021
			Total	22042

IN WORDS: TWENTY TWO THOUSAND FORTY TWO ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SHIBANI DEY GUHA

GOPINATH DEY

17/01/1974

Permanent Account Number

APHPG5517Q



Signature

आयकर विभाग
INCOME TAX DEPARTMENT
GOVERNMENT OF INDIA
SWAPNA DEY
GOPINATH DEY
01/01/1984
Permanent Account Number
ASEPD9779M
Signature

If this card is lost, found, and/or damaged, please return it to the Tax PAN Services Unit, CIT (E), Sector 11, Condo Building, New Delhi - 110061.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIBHUTI BHUSAN DAS
BHUPENDRA NATH DAS
18/09/1978

Permanent Account Number

AIDPD4689B

Bibhuti Das
Signature



Major Information of the Deed

No. / Year	I-1630-02194/2022	Date of Registration	05/04/2022
	1630-2000969294/2022	Office where deed is registered	
Date	27/03/2022 11:29:04 AM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 8981314794, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,47,41,489/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,071/- (Article:48(g))	Rs. 2,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2349, , Ward No: 109 Pin Code : 700099

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	9 Katha 9 Chatak 12 Sq Ft	1/-	1,47,14,489/-	Width of Approach Road: 12 Ft.,
Grand Total :				15.8056Dec	1 /-	147,14,489 /-	

Structure Details :



Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Developer Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Smt Shibani Guha, (Alias: Smt Shibani Dey Guha) Wife of Shri Sanjay Guha Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office			Shibani Dey Guha @ Shibani Guha
05/04/2022	LTI 05/04/2022	05/04/2022	

22, RAMLAL DEY STREET, City:- Dum Dum, P.O:- DUMDUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: APxxxxxx7Q, Aadhaar No: 70xxxxxxxx0483, Status :Individual, Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Swapna Dey Das, (Alias: Smt Swapna Dey) Wife of Shri Pankaj Das Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office			Swapna Dey Das @ Swapna Dey
05/04/2022	LTI 05/04/2022	05/04/2022	

Badamtala, Near Seba Sangha Club, Uttar Habra, City:- Habra, P.O:- Habra, P.S:-Habra, District:- North 24-Parganas, West Bengal, India, PIN:- 743263 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASxxxxxx9M, Aadhaar No: 97xxxxxxxx9849, Status :Individual, Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office

Developer Details :

Name, Address, Photo, Finger print and Signature

Sl No	Name, Address, Photo, Finger print and Signature
1	MS ANILA CONSTRUCTION CO 70/2, HADER HAT, KALIKAPUR, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: Alxxxxxx9B, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



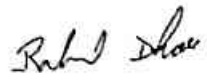
Identificative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Bibhuti Bhusan Das (Presentant) Son of Late Bhupendra Nath Das Date of Execution - 05/04/2022, , Admitted by: Self, Date of Admission: 05/04/2022, Place of Admission of Execution: Office			
	Apr 5 2022 12:09PM	LTI 05/04/2022	05/04/2022

P-42, Satabdi Park, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx9B, Aadhaar No: 32xxxxxxxx4908 Status : Representative, Representative of : MS ANILA CONSTRUCTION CO (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Late Ranjit Dhar Ajoynagar, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075			
	05/04/2022	05/04/2022	05/04/2022

Identifier Of Smt Shibani Guha, Smt Swapna Dey Das, Bibhuti Bhusan Das

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Shibani Guha	MS ANILA CONSTRUCTION CO-7.90281 Dec
2	Smt Swapna Dey Das	MS ANILA CONSTRUCTION CO-7.90281 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Shibani Guha	MS ANILA CONSTRUCTION CO-50.00000000 Sq Ft
2	Smt Swapna Dey Das	MS ANILA CONSTRUCTION CO-50.00000000 Sq Ft

04-2022

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 of Indian Stamp Act 1899.

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

Presented for registration at 11:46 hrs on 05-04-2022, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Bibhuti Bhusan 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 1,47,41,489/-

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

Execution is admitted on 05/04/2022 by 1. Smt Shibani Guha, Alias Smt Shibani Dey Guha, Wife of Shri Sanjay Guha, 22, RAMLAL DEY STREET, P.O: DUMDUM, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 2. Smt Swapna Dey Das, Alias Smt Swapna Dey, Wife of Shri Pankaj Das, Badamtala, Near Seba Sangha Club, Uttar Habra, P.O: Habra, Thana: Habra, , City/Town: HABRA, North 24-Parganas, WEST BENGAL, India, PIN - 743263, by caste Hindu, by Profession House wife

Identified by Mr Rahul Dhar, , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 05-04-2022 by Bibhuti Bhusan Das, Proprietor, MS ANILA CONSTRUCTION CO (Sole Proprietorship), 70/2, HADER HAT, KALIKAPUR, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr Rahul Dhar, , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,053/- (B = Rs 2,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 2,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/04/2022 2:30PM with Govt. Ref. No: 192022230000913371 on 03-04-2022, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BPRUTM0 on 03-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 20,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 62373, Amount: Rs.50/-, Date of Purchase: 31/03/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/04/2022 2:30PM with Govt. Ref. No: 192022230000913371 on 03-04-2022, Amount Rs: 20,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BPRUTM0 on 03-04-2022, Head of Account 0030-02-103-003-02



Leena Mondal

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 97756 to 97785
being No 163002194 for the year 2022.



Digitally signed by LEENA MONDAL
Date: 2022.04.06 16:18:35 -07:00
Reason: Digital Signing of Deed.

(Leena Mondal) 2022/04/06 04:18:35 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
