

DATED THIS THE 27TH DAY OF SEPTEMBER, 2023.

B E T W E E N

- (1) MRS. VINITA KABRA
 - (2) MRS. NITU KABRA
 - (3) MRS. MANISHA KIYAL
- ...OWNERS/ FIRST PART

A N D

SRI MAHESH KUMAR KABRA
SRI MANISH KIYAL
BOTH PARTNERS OF
K K DEVELOPERS
...DEVELOPER/SECOND PART

DEVELOPMENT AGREEMENT

Drafted by :

MR. DIBYENDU DEY
ADVOCATE

HIGH COURT, CALCUTTA

RES: 8/4H, Birpara Lane, P.O. - Ghughudanga,

P.S. - Chitpur, Kolkata - 700030

Phone No. 9830025285

2636/23

1 - 2553/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 779511

Certify that the document is submitted
 to registration. The signature sheet
 and the endorsement sheets attached
 with this document are the property
 of this document.

Addl. District Sub-Registrar
 Bidhannagar, (San Lake Cr.)

27 SEP 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 27th day
 of September, Two Thousand Twenty Three (2023).

BETWEEN

1) SMT. VINITA KABRA, wife of Sri Vikash Kabra, having
 PAN No. AKGPK7818L, Voter ID No. XOY1354356 and Aadhaar

27-9-2023
 11:25 AM
 2636/23/870/2023

ক্রমিক নং ২২৭ তারিখ ১৩/৯/২৩

খুলা : ১৫

প্লেডা :

ঠিকানা :

ভেণ্ডার :

স্বাক্ষর :

কাশিপুর দমদম এ. ডি. আর. অফিস

দি

ভেণ্ডারের নাম - সঞ্জিতা পাল

রেজিস্ট্রার নাম :- ব্যারাকপুর

টি ডি নং : ১৩

13 APR 2023

স্ট্যাম্প খরিদের তারিখ

ঐ টি.ডি. নং মোট কত টাকার

15 00 00

স্ট্যাম্প খরিদ করা হইয়াছে।



Add District Sub-Registrar
Sidhannagar, (Salt Lake C)

27 SEP 2023

(2)

No. 5034 1777 8302, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at P-243, Lake Town, Block - B, 2nd Floor, P.O. - Lake Town, Police Station - Lake Town, Kolkata - 700 089, in the District of 24-Parganas (North), West Bengal; **(2) SMT. NITU KABRA**, wife of Late Prakash Kabra, having **PAN No. AGHPK2521K, Voter ID No. XOY2039287** and **Aadhaar No. 6164 4312 1196**, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at P-1A, Lake Town, Block - B, P.O. - Lake Town, Police Station - Lake Town, Kolkata - 700 089, in the District of 24-Parganas (North), West Bengal; AND **(3) SMT. MANISHA KIYAL**, wife of Sri Manish Kiyal, having **PAN No. AFWPA1425L, Voter ID No. XOY1187897** and **Aadhaar No. 5154 5396 6754**, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at Lake Town Complex, Block - F, 3rd Floor, 862, Jessore Road, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District of 24-Parganas (North), West Bengal; hereinafter jointly called the **"OWNERS"** (which term or expression shall unless excluded by or repugnant to the context and subject hereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

K K DEVELOPERS, a Partnership firm, having **PAN No. ABAFK4400D**, having its Office at P-245, Lake Town, Block - B, P.O. - Lake Town, Police Station - lake Town, Kolkata - 700089, in the District of 24-Parganas (North), West Bengal, represented by its partners namely; **(1) SRI MAHESH KUMAR KABRA**, son of Late Brij Mohan Kabra, **PAN No. AFJPK8398B, Voter ID No. WB/21/142/156574** and **AADHAAR No. 3098 0089 2757**, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at P-1A, Lake Town, Block - B, Post Office - Lake Town, Police Station

(3)

- Lake Town, Kolkata - 700089, in the District of 24-Parganas (North), West Bengal, **(2) SRI MANISH KIYAL**, son of Sri Shyam Sundar Kiyal, **PAN No. AKCPK5452A, Voter ID No. XOY2646719**, and **AADHAAR No. 2706 5964 5758**, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 'Lake Town Complex', Block - F, Third Floor, 862, Jessore Road, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District of 24-Parganas (North), West Bengal, hereinafter called the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context or subject hereof be deemed to mean and include its successor-in-office, legal representatives and assigns) of the **SECOND PART.**

WHEREAS by an Indenture dated 11th day of June, 1959, registered at the office of the Sub-Registrar Cossipore Dum Dum, and recorded in Book No. I, Volume No. 71, Pages 101 to 107, Being No. 4703 for the year 1959, The Amalgamated Development Limited, the Vendor therein, sold, conveyed and transferred the property being ALL THAT piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situated at Plot/Premises No. 194/1, Bangur Avenue, Block - B, Police Station - Dum Dum, in Mouza - Krishnapur, J.L. No. 17, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S. Dag No. 1305/1328 under Khatian No. 834, within the jurisdiction of the South Dum Dum Municipality, in the District of 24-Parganas, morefully and particularly described in the Schedule - 'A' thereunder written, unto Anukul Chandra Biswas, the purchaser therein, at or for the valuable consideration mentioned thereunder.

AND WHEREAS after the said purchase, Sri Anukul Chandra Biswas, duly mutated his property and registered his name in the records of the South Dum Dum Municipality and obtained a Municipal Holding No. 522, Bangur Avenue, Block - B.

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AND WHEREAS the said Anukul Chandra Biswas, died intestate on 23rd day of December, 1963, leaving behind him surviving his widow namely, Smt. Amiya Biswas and two sons namely, Sri Sukumar Biswas and Sri Jayanta Biswas and only married daughter namely, Smt. Swapna Neogie, as his only legal heirs, heiress and successors in respect of the said property and they became the co-owners of the property left by the said Anukul Chandra Biswas, according to Hindu Succession Act, 1956, as amended up to date.

AND WHEREAS after obtaining the said property, by way of inheritance, the said Smt. Amiya Biswas, Sri Sukumar Biswas, Sri Jayanta Biswas and Smt. Swapna Neogie, became the co-owners and thus well seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situate at Plot/Premises No. 194/1, Bangur Avenue, Block - B, Holding No. 522, Bangur Avenue, Block - B, Police Station - Dum Dum, in Mouza - Krishnapur at present Shyamnagar, J.L. No. 17, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S. Dag No. 1305/1328 under Khatian No. 834, within the jurisdiction of the South Dum Dum Municipality, in the District of 24-Parganas.

AND WHEREAS by an Indenture dated 10th day of April, 1974, registered at the office of the Registrar of Assurances, Kolkata, and recorded in Book No. I, Volume No. 111, Page Nos. 177 to 188, as Being No. 2214 for the year 1974, the said Smt. Amiya Biswas, Sri Sukumar Biswas, Sri Jayanta Biswas and Smt. Swapna Neogie, the Vendors therein, jointly sold, conveyed and transferred the property being ALL THAT piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, togetherwith pucca brick built

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boundary walls on the North, East and West of the said plot lying and situated at Plot/Premises No. 194/1, Bangur Avenue, Block - B, Holding No. 522, Bangur Avenue, Block - B, Police Station - Dum Dum, in Mouza - Krishnapur at present Shyamnagar, J.L. No. 17, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S. Dag No. 1305/1328 under Khatian No. 834, within the jurisdiction of the South Dum Dum Municipality, in the District of 24-Parganas, morefully and particularly described in the Schedule thereunder written, unto Sri Profulla Kanti Bose and Smt. Kamala Bose, described as the Purchasers therein, at or for the consideration as mentioned therein.

AND WHEREAS after the said purchase, Sri Profulla Kanti Bose and Smt. Kamala Bose, duly mutated their property and registered their names in the records of the South Dum Dum Municipality and obtained a renumbered Municipal Holding No. 820, Bangur Avenue, Block - B, in fact and subsequently constructed a partly two storied building upon the said plot of land as per sanction plan No. 150 dated 19-08-1974 from the South Dum Dum Municipality.

AND WHEREAS the said Sri Profulla Kanti Bose and Smt. Kamala Bose, became the joint owners and thus well seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT old and dilapidated partly two storied brick built messuage and/or residential house standing thereon measuring an area 1500 (one thousand five hundred) square feet more or less togetherwith piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situated at Premises No. 194/1, Bangur Avenue, Block - B, Holding No. 820 (formerly 522), Bangur Avenue, Block - B, Police Station - Lake Town (formerly Dum Dum), in Mouza - Shyamnagar, J.L. No. 17, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S. Dag No. 1305/1328 under Khatian No. 834, within the jurisdiction of the South Dum Dum

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Municipality, in the District of North-24-Parganas (formerly 24-Parganas).

AND WHEREAS the said Kamala Bose, died intestate on 31st day of December, 1999, leaving behind surviving her widower namely, Sri Profulla Kanti Bose and two sons namely, Sri Tushar Kanti Bose and Sri Subhra Kanti Bose, as her only legal heirs and successors in respect of her undivided one equal half part or share in the said property and they became the co-owners of the share in property left by the said Kamala Bose, according to Hindu Succession Act, 1956, as amended up to date. [Be it noted that Sri Profulla Kanti Bose became the owner of undivided 2/3rd (two-third) part or share in the property; and Sri Tushar Kanti Bose became the owner of undivided 1/6th (one-sixth) part or share in the property; and Sri Subhra Kanti Bose became the owner of undivided 1/6th (one-sixth) part or share in the property].

AND WHEREAS the said Profulla Kanti Bose, died intestate on 03rd day of December, 2007, leaving behind him surviving his two sons namely, Sri Tushar Kanti Bose and Sri Subhra Kanti Bose, as his only legal heirs and successors in respect of his undivided 2/3rd (two-third) part or share in the said property and they became the joint owners of the property left by the said Profulla Kanti Bose, according to Hindu Succession Act, 1956, as amended up to date. [Be it noted that each of them became the undivided one equal half part or share in the aforesaid property].

AND WHEREAS after obtaining the said property, by way of inheritance, the said Sri Tushar Kanti Bose and Sri Subhra Kanti Bose, jointly mutated their property and registered their names in the records of the South Dum Dum Municipality and obtained a renumbered Municipal Holding No. 1500, Bangur Avenue, Block - B, Ward No. 29, in fact.

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AND WHEREAS the said Sri Tushar Kanti Bose and Sri Subhra Kanti Bose, became the co-owners and thus well seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT old and dilapidated partly two storied brick built messuage and/or residential house standing thereon measuring an area 1500 (one thousand five hundred) square feet more or less togetherwith piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situated at Premises No. 194/1, Bangur Avenue, Block - B, Kolkata - 700055, Holding No. 1500 (formerly 820), Bangur Avenue, Block - B, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20 (formerly 17), Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S. Dag No. 1305/1328 under Khatian No. 834, in Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 24th day of October, 2008, registered at the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, recorded in Book No. I, Volume No. 12, Pages 9726 to 9739, Being No. 12888 for the year 2008, the said Sri Tushar Kanti Bose and Sri Subhra Kanti Bose, the Vendors therein, jointly sold, conveyed and transferred the property being ALL THAT old and dilapidated partly two storied brick built messuage and/or residential house standing thereon measuring an area 1500 (one thousand five hundred) square feet more or less togetherwith piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situated at Premises No. 194/1, Bangur Avenue, Block - B, Kolkata - 700055, Holding No. 1500 (formerly 820), Bangur Avenue, Block - B, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and

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229, comprised in C.S. Dag No. 1305/1328 under Khatian No. 834, in Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas, morefully and particularly described in the Schedule thereunder written, unto Smt. Sanjula Holani, the purchaser therein, at or for the valuable consideration mentioned thereunder.

AND WHEREAS after the said purchase, the said Smt. Sanjula Holani, duly mutated her property and registered her name in the records of the South Dum Dum Municipality and obtained a Municipal Holding No. 1500, Bangur Avenue, Block - B, Ward No. 29, in fact.

AND WHEREAS the said Smt. Sanjula Holani, became the sole and absolute owner and thus seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT old and dilapidated partly two storied brick built messuage and/or residential house standing thereon measuring an area 1500 (one thousand five hundred) square feet more or less in the forms of - 1000 (one thousand) square feet more or less on the Ground floor; and 500 (five hundred) square feet more or less on the First floor, togetherwith piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situated at Premises No. 194/1, Bangur Avenue, Block - B, Kolkata - 700055, Holding No. 1500, Bangur Avenue, Block - B, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S. Dag No. 1305/1328 under Khatian No. 834, in Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas.

AND WHEREAS the said Smt. Sanjula Holani, applied for sanction of the building plan before the South Dum Dum Municipality vide Plan No. 847 dated 31-03-2021, for construction of a new multi-storied building upon the said premises, but the then Vendor due to

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paucity of funds could not pay the fees required for the said sanction and thereafter decided to sell the property along with the said plan.

AND WHEREAS by a Deed of Conveyance dated 28th day of April, 2023, registered at the office of the District Sub-Registrar - II, North-24-Parganas, Barasat, recorded in Book No. I, Volume No. 1502-2023, Page Nos. 92421 to 92455, as Being No. 150203270 for the year 2023, Smt. Sanjula Holani, described therein as the vendor, sold, conveyed and transferred the property being ALL THAT old and dilapidated partly two storied brick built messuage and/or residential house standing thereon measuring an area 1500 (one thousand five hundred) square feet more or less in the forms of - 1000 (one thousand) square feet more or less on the Ground floor (cemented floor); and 500 (five hundred) square feet more or less on the First floor (cemented floor), togetherwith piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situated at Premises No. 194/1, Bangur Avenue, Block - B, Kolkata - 700055, Holding No. 1500, Bangur Avenue, Block - B, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S./R.S. Dag No. 1305/1328 under C.S./R.S. Khatian No. 834, in Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, within the jurisdiction of Additional District Sub-Registrar Bidghannagar, Salt Lake City, in the District of North-24-Parganas, alongwith the building plan for construction of a multistoried building after demolishing the existing structure on the said premises, morefully and particularly described in the Schedule thereunder written, unto Smt. Vinita Kabra, Smt. Nitu Kabra and Smt. Manisha Kiyal, described therein as the Purchasers, at or for consideration mentioned therein.

AND WHEREAS after the said purchase, Smt. Vinita Kabra, Smt. Nitu Kabra and Smt. Manisha Kiyal, the Owners herein, duly

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mutated their property and registered their names in the records of the South Dum Dum Municipality being Municipal Holding No. 1500, Bangur Avenue, Ward No. 29, in fact and thereafter the Owners herein paid a fees for the sanctioned building plan to the said South Dum Dum Municipality.

AND WHEREAS the said Smt. Vinita Kabra, Smt. Nitu Kabra and Smt. Manisha Kiyal, the Owners herein, jointly became the co-owners and thus well seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT old and dilapidated partly two storied brick built messuage and/or residential house standing thereon measuring an area 1500 (one thousand five hundred) square feet more or less in the forms of - 1000 (one thousand) square feet more or less on the Ground floor (cemented floor); and 500 (five hundred) square feet more or less on the First floor (cemented floor), togetherwith piece or parcel of land measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situated at Premises No. 194/1, Bangur Avenue, Block - B, Kolkata - 700055, Holding No. 1500, Bangur Avenue, Block - B, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S./R.S. Dag No. 1305/1328 under C.S./R.S. Khatian No. 834, in Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, within the jurisdiction of Additional District Sub-Registrar Bidghannagar, Salt Lake City, in the District of North-24-Parganas, alongwith the building plan for construction of a G+VII storied building after demolishing the existing structure on the said premises, more fully described and particularly mentioned in the FIRST SCHEDULE hereunder written and (hereinafter referred to as the said "LAND").

AND WHEREAS the OWNERS herein, were desirous of developing the said property by demolishing the existing structure

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for constructing a new structure thereon, and the Developer herein, had approached the OWNERS herein proposing to construct G+VII storeyed building on the said premises after demolishing the existing structure upon the said premises, at the cost and expenses of the Developer, and the OWNERS herein accepted the proposal of the Developer and agreed to authorise the Developer to develop the said premises, more fully and particularly described in the First Schedule hereunder written, in accordance with sanctioned building plan issued by the South Dum Dum Municipality, on revenue sharing basis.

AND WHEREAS the OWNERS herein, declares that the said property, more fully and particularly described in the First Schedule hereunder written, is free from all sorts of encumbrances, debts, liabilities, claims, demands, liens, charges, trusts, mortgage, attachments, lis-pendens, etc., whatsoever, in all respect, and there is no notice in existence respecting the said property from any Governmental, or Semi-Governmental Authorities or statutory or any other authorities, and the OWNERS further declares that he neither executed any instrument/documents in favour of any third party, nor mortgaged the property to any financial institution nor there is any pending litigation as on date of execution of these presents against the property, more fully and particularly described in the First Schedule hereunder written.

NOW THIS DEVELOPMENT AGREEMENT WITNESSES and it is hereby agreed by and between the parties hereto, as follows: -

ARTICLE - I : DEFINITIONS

Unless it is repugnant to or inconsistent with the context of these presents: -

1. **OWNERS** shall mean **1) SMT. VINITA KABRA**, wife of Sri Vikash Kabra, having **PAN No. AKGPK7818L, Voter ID No. XOY1354356** and **Aadhaar No. 5034 1777 8302**, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian,

(12)

- residing at P-243, Lake Town, Block - B, 2nd Floor, P.O. - Lake Town, Police Station - Lake Town, Kolkata - 700 089, in the District of 24-Parganas (North), West Bengal; **2) SMT. NITU KABRA**, wife of Late Prakash Kabra, having **PAN No. AGHPK2521K, Voter ID No. XOY2039287** and **Aadhaar No. 6164 4312 1196**, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at P-1A, Lake Town, Block - B, P.O. - Lake Town, Police Station - Lake Town, Kolkata - 700 089, in the District of 24-Parganas (North), West Bengal; AND **3) SMT. MANISHA KIYAL**, wife of Sri Manish Kiyal, having **PAN No. AFWPA1425L, Voter ID No. XOY1187897** and **Aadhaar No. 5154 5396 6754**, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at Lake Town Complex, Block - F, 3rd Floor, 862, Jessore Road, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District of 24-Parganas (North), West Bengal.
2. **DEVELOPER** shall mean **K K DEVELOPERS**, a Partnership firm, having **PAN No. ABAFK4400D**, having its Office at P-245, Lake Town, Block - B, P.O. - Lake Town, Police Station - lake Town, Kolkata - 700089, in the District of 24-Parganas (North), West Bengal, represented by its partners namely; **(1) SRI MAHESH KUMAR KABRA**, son of Late Brij Mohan Kabra, **PAN No. AFJPK8398B, Voter ID No. WB/21/142/156574** and **AADHAAR No. 3098 0089 2757**, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at P-1A, Lake Town, Block - B, Post Office - Lake Town, Police Station - Lake Town, Kolkata - 700089, in the District of 24-Parganas (North), West Bengal, **(2) SRI MANISH KIYAL**, son of Sri Shyam Sundar Kiyal, **PAN No. AKCPK5452A, Voter ID No. XOY2646719** and **AADHAAR No. 2706 5964 5758**, by faith - Hindu, by Occupation - Business, by Nationality - Indian,

residing at 'Lake Town Complex', Block - F, Third Floor, 862, Jessore Road, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District of 24-Parganas (North), West Bengal.

3. **SAID LAND** shall mean the lands, more fully and particularly described in the **FIRST SCHEDULE** hereunder written.
4. **ARCHITECT(S)** shall mean the Architect(s) to be appointed by the Developer, or such other Architect(s) during the material time of construction of the proposed building or process or progress thereof being appointed by the developer only.
5. **BUILDING/PREMISES** shall mean G+VII storeyed building to be constructed upon the said lands in accordance with the building plan to be sanctioned by the South Dum Dum Municipality with all its variations, more fully and particularly described in the **SECOND SCHEDULE** hereunder written.
6. **COMMON EXPENSES** shall mean and include the cost of operating, up-keeping and maintaining the building to be constructed as aforesaid as and when required in connection with common services and facilities relating to the building, and shall further include all taxes, charges, salaries, premiums and other expenses payable in respect thereof or incidental thereto as fully described in the **FIFTH SCHEDULE** hereunder written.
7. **UNDIVIDED SHARE** shall mean the undivided variable and impartible proportionate share in the land attributable and allocable to any unit/units within the building as aforesaid to be determined in relation to the area of the respective unit/units.
8. **BUILDING PLAN** shall mean the plan vide No. 847 dated 31st day of March, 2021, issued by the South Dum Dum Municipality.
9. **TRANSFER** with its grammatical variations shall include a transfer by possession and by other lawful means adopted for

effecting transfer inter alia of flats/units in the G+VII storeyed building to be constructed under the project and inter alia relate to transfer of the Developer's part or share of constructed areas within allocation meant for the developer or their nominee or nominees, if any, in the building to be constructed or portions of portions thereof to the intending purchasers thereof.

10. **TRANSFEREES/PURCHASERS** shall mean the purchaser to whom any flats, Car Parking Spaces and/or other space or spaces in the said building will be transferred.
11. **UNITS** shall mean flats, carparking spaces, and other spaces within the building on or at the said premises, each of them being part thereof, in fact.

ARTICLE - II: OWNERS' SHARE

OWNERS' SHARE shall mean that OWNERS shall be entitled to receive revenue of 50% (fifty percentage) of the total constructed area in the said proposed building in forms of flats, carparking spaces and other units if any, in the proposed new building including proportionate share of stair, lift and land area and common areas, main gate and other gates, within the building, hereinafter called the OWNERS' allocation, morefully and particularly described in the **THIRD SCHEDULE** hereunder written, as contained in the building, lying and situated at Premises No. 194/1, Bangur Avenue, Block - B, Kolkata - 700055, Holding No. 1500, Bangur Avenue, Block - B, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S./R.S. Dag No. 1305/1328 under C.S./R.S. Khatian No. 834, in Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, within the jurisdiction of Additional District Sub-Registrar Bidghannagar, Salt Lake City, in the District of North-24-Parganas, more fully and particularly described in the **SECOND SCHEDULE** hereunder written, Together

with undivided proportionate share of the said land, more fully and particularly described in the **FIRST SCHEDULE** hereunder written, upon which the said G+VII storeyed building is to be constructed as well as all common areas and facilities mentioned in the **FIFTH SCHEDULE** hereunder written and together with common expenses and maintenance mentioned in the **SIXTH SCHEDULE** hereunder written together with guidance and restriction mentioned in the **SEVENTH SCHEDULE** hereunder written.

ARTICLE - III: DEVELOPER'S SHARE

DEVELOPER'S SHARE shall mean that Developer shall be entitled to receive revenue of 50% (fifty percentage) of the total constructed area in the said proposed building in forms of flats, carparking spaces and other units if any, in the proposed new building including proportionate share of stair, lift and common areas, main gate and other gates, within the building, hereinafter called the developer's allocation, morefully and particularly described in the **FOURTH SCHEDULE** hereunder written, as contained in the building, lying and situated at Premises No. 194/1, Bangur Avenue, Block - B, Kolkata - 700055, Holding No. 1500, Bangur Avenue, Block - B, P.S. - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S./R.S. Dag No. 1305/1328 under C.S./R.S. Khatian No. 834, in Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, within the jurisdiction of Additional District Sub-Registrar Bidghannagar, Salt Lake City, in the District of 24-Pgns (N), more fully and particularly described in the **SECOND SCHEDULE** hereunder written, upon which the said G+VII storeyed building is to be constructed as well as all common areas and facilities mentioned in the **FIFTH SCHEDULE** hereunder written and together with common expenses and maintenance mentioned in the **SIXTH SCHEDULE** hereunder written together with guidance and restriction mentioned in the **SEVENTH SCHEDULE** hereunder written.

ARTICLE - IV : BUILDING CONSTRUCTION DETAILS

1. The Developer, as agreed, shall at its own cost and expenses construct at the said premises a G+VII storeyed building according to the specifications mentioned in the **EIGHTH SCHEDULE** hereunder written, in accordance with the sanctioned of the building plan, as aforesaid, sanctioned by the South Dum Dum Municipality, in compliance with all Municipal Rules, Regulations, Formalities and Provisions. The building to be constructed shall be made of standard quality building materials and workmanship, without using sub-standard materials and all such specifications, materials, fixtures and fittings as shall be required therefor shall be approved of and/or certified by qualified Architect or Architects.
2. Subject to due approval of the Developer, and that of qualified Architect(s) as shall be engaged by the developer for construction of the building under the project, such building materials being approved by the developer, the approval thereof by the developer's architect shall be final and binding on the parties.
3. The Developer shall install and erect in the said G+VII storeyed building at its own cost and expenses, water storage tanks and overhead reservoirs together with other arrangements as shall be required to be provided in the building containing flats, car-parking and other spaces to be constructed in connection with the same being permitted by the concerned Municipality.
4. The Developer shall at its own cost and expenses and without creating any financial or other liability upon the Owners, shall construct and complete the proposed G+VII storeyed building upon the said land, more fully and particularly described in the **FIRST SCHEDULE** hereunder written.

ARTICLE- V: DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owners not to do any act, deed, or thing, which may preclude the Owners from enjoying or selling/assigning, and/or disposing of any of the portions falling within the Owners' allocation in the said building.
2. That the Developer hereby declares that the proposed G+VII Storeyed building shall be completed within **30 (thirty)** months from the execution of these presents, and in the event of any unavoidable circumstances, such time period shall be extended by another **06 (six) months**, without any penal implications on the Developer, therefrom i.e.; a total period of **36 (thirty-sxi) months [30 + 6 months]** as a whole, will be taken for complete construction and development of the proposed G+VII storeyed building on the said land.
3. The Developer hereby agrees and covenants with the Owners that in the event of any damage or injury arising out of any accidents resulting from carelessness of the workmen or others, victimizing such workmen or any other persons, whatsoever, or causing any harm to the property during the course of construction of the G+VII storeyed building under the development project, the Developer shall have the sole responsibility and liability therefore, and Developer shall keep the Owners share's and/or their estate and effects, safe and harmless, and the Developer agrees to pay all such claims, damages, rights and actions in respect of such eventualities, without claiming reimbursement from the Owners therefor.
4. The Developer hereby agrees and covenants with the Owners that the Owners shall not be responsible for any Income tax (except the individual Owners' tax), and GST and any other

taxes to the concerned authority in respect of the sales proceeds of the total constructed area including Owners Share in the proposed building will be borne by the Developer.

5. The Developer undertakes to obtain the Completion Certificate from the concerned authority at its own cost and expenses.
6. The Developer hereby agrees and covenants with the Owners, that in case of any demand raise by municipal authority in respect of the construction within the building, the developer shall be liable and/or responsible for payment of any charges, assesses, fines, whatsoever, imposed by the municipal authority, and the Owners herein shall have no liability and/or responsibility for the same.
7. The Developer herein agrees and covenants with the Owners, that if any amendment or modification is required in connection with said building plan the same shall be done by the Developer at its own cost and expenses, on behalf of the Owners, and the Developer will pay and bear all fees including Architect's fees required to be paid or deposited for such amendment, and/or modifications of the building plan, if necessary, provided, however, that such amendments or modifications, would not prejudice the Owners in any manner whatsoever.
8. That simultaneously with the execution hereof the Owners handover all the original Title Deeds to the Developer and the Developer has received and acknowledged for the same and that the Developer can deposit the Original Title Deeds of the said property with any bank, or any financial institution for obtaining loan for the purpose of development of the said property and the same will be repaid the loan within the stipulated time by the Developer during construction of the said project as mentioned above.

ARTICLE - VI: OWNERS' OBLIGATIONS

1. The Owners' shall pay all outstanding dues payable in respect of the said land till the date of execution of these presents.
2. Simultaneously, with the execution hereof, the Owners shall deliver vacant and peaceful possession of the said property, more fully and particularly described in the FIRST SCHEDULE hereunder written.
3. The Owners have agreed to sign, if required, modification or revised building plan prepared by the Architect(s) appointed by the Developer for submission to the South Dum Dum Municipality for necessary modification or revised sanction thereof. The Owners shall authorise the Developer to do and perform all works and to sign all papers and documents including the modification or revised building plan as would be necessary for sanction of the modification or revised building plan by virtue of Power of Attorney to be executed in connection with this Development Agreement in favour of the Developer.
4. Subject to the preceding clauses the Owners, hereby grants exclusive right to the Developer to construct, erect and complete the proposed G+VII-Storeyed building on the said land in accordance with the building plan sanctioned for construction of the building under the project by the concerned Municipal Authority.
5. The Owners herein agrees and covenants with the Developer not to cause any interference or hindrance to the construction work of the said building by the developer on the said plot of land.
6. The Owners agrees with the Developer, that during the continuance of this agreement Owners shall not enter into any Development agreement with any third party in respect of the said land or any portion thereof.

7. The Owners agrees with the Developer, that the developer shall be entitled to execute Agreement(s) for Sale, Deed of Conveyance(s) to different prospective purchasers thereof, and for selling out the sales proceeds of the total constructed area (fifty percentage of Owner's Share and fifty percentage of Developer's share) within the building in the form of flats, car parking spaces and other spaces to the prospective purchasers, against such monetary consideration which shall be determined and all the monies shall be paid by the intending buyers/ Purchasers in favour of the ESCROW (RERA) Account namely "K.K. Developers-Radhya Prakash".
8. The Owners herein covenants with the Developer, to execute a registered Power of Attorney authorising to the Developer herein to appoint Architect(s), Labour(s), and to obtain essential services like electricity from the CESC and Water, Sewerage, Drainage from the South Dum Dum Municipality and to other authorities, and to sign any agreement(s) for sale, deed of conveyance or conveyances, rectification deeds, cancellation deeds/agreements, in respect of the flats, car parking spaces and other spaces, within the building, or any part thereof, falling within the shares of both the parties that is - the Owners and the Developer herein, and further that the Developer herein received the consideration of sale proceeds of the total constructed area within the building from the intending purchaser(s) and same shall be deposited in the ESCROW (RERA) Account namely "K.K. Developers-Radhya Prakash" and the party of the Second part agreed the same and the fifty percentage of the total constructed area to the owners herein jointly as per their share will be divided/distributed through the ESCROW (RERA) Account namely "K.K. Developers-Radhya Prakash" and the Developer the also entitled to fifty percentage of the total consideration of sale proceeds of the total constructed area.

ARTICLE - VII: DEVELOPER'S RIGHTS

1. The Developer will hold and possess the said plot of land as exclusive right, and shall have authority to construct the building on the said plot of land as per building plan sanctioned by the South Dum Dum Municipality.
2. The Developer shall be entitled to sign and execute any agreement(s) for sale and any deed of conveyance(s) of the total constructed area within the building, with the intending purchaser or purchasers for selling of flats, car parking spaces and other spaces and also receive the consideration of the sale proceeds of the total constructed area within the building, to be constructed under the project or portion thereof as a whole, morefully and particularly described in the SECOND SCHEDULE hereunder written, from the prospective buyers/purchasers together with undivided proportionate share in the lands. The sale proceeds shall be deposited in ESCROW (RERA) Account namely "K.K. Developers-Radhya Prakash".

ARTICLE - VIII: ESCROW ACCOUNT

(Both the parties agreed the following terms)

1. It is hereby agreed by the parties herein that the Developer shall open a Bank Account in any Bank, which would be treated as an account in accordance with provision of Real Estate Regulation Act, 2016 (RERA).
2. It is hereby agreed by the parties, that the intending purchaser(s) who shall purchase any flat, car parking space or other spaces in this project, shall remit the consideration thereof in the ESCROW (RERA) Account namely "K.K. Developers-Radhya Prakash" which shall be opened as per statutory rules.
3. The parties herein have agreed that the total sale proceeds of this project shall be divided in the following proportion, i.e; the

Owners shall be jointly entitled to receive fifty percentage of the total sale proceeds of the constructed area and the Developer shall be entitled to receive the remaining fifty percentage of the total sale proceeds of the constructed area.

4. The said (RERA) Account namely "K.K. Developers-Radhya Prakash" Escrow account shall be operational till such time all the units in the project are sold and all revenue received. The Developer shall pay the cost and charges for operation of the said account.

ARTICLE - IX: MISCELLANEOUS

1. That nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right, title or interest in respect of the said premises in favour of the developer other than an exclusive right to the developer to do or refrain from doing the acts and things in terms hereof and to deal with the developer's allocation as the developer shall thing fit and proper for the beneficial of his/their firm and also for this project.
2. This agreement is a contract between the owners and the developer herein and it is not a partnership.

ARTICLE - X: DISPUTE RESOLUTION & JURISDICTION

If any disputes arise between the parties hereto, the same shall be resolved through due course of law.

ARTICLE - XI: FORCE MAJEURE

1. That the Developer shall not be held liable for non-performance of any obligation(s) and/or duty(s) to which he is bound as per this agreement, due to any event(s) of Force Majeure and that during the continuance of such a event such obligation(s) and/or duty(s) shall be held in abeyance.

EXPLANATION:

'FORCE MAJEURE' - shall mean any event thwarting the performance of any or all of its obligations under this Indenture, which arises from or is attributable to unforeseen acts, occurrences, events, omissions or accidents which are beyond the reasonable control of a prudent man and includes flood, tempest fire, earthquake, explosion, pandemic, epidemic or any other natural disaster, war, riot, terrorist actions, civil commotions, lockdown order and any legislation, regulation, rules or orders, materially affecting the performance of the obligation(s).

2. That if the developer is unable to perform his obligation(s) and/or duty(s) due to force majeure, he shall intimate the same specifying the reasons to the OWNERS in form of a written communication.

FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT old and dilapidated partly two storied brick built messuage and/or residential house standing thereon measuring an area 1500 (one thousand five hundred) square feet more or less in the forms of - 1000 (one thousand) square feet more or less on the Ground floor (cemented floor); and 500 (five hundred) square feet more or less on the First floor (cemented floor), togetherwith piece or parcel of land measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situated at Premises No. 194/1, Bangur Avenue, Block - B, Kolkata - 700055, Holding No. 1500, Bangur Avenue, Block - B, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S./R.S. Dag No. 1305/1328 under C.S./R.S. Khatian No. 834, in Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, within the jurisdiction of Additional District

Sub-Registrar Bidghannagar, Salt Lake City, in the District of North-24-Parganas.

THE PROPERTY IS BUTTED AND BOUNDED BY:

ON THE NORTH : By 20' feet wide Municipal Road.
 ON THE SOUTH : By Plot No. 190.
 ON THE EAST : By Plot No. 194/2.
 ON THE WEST : By plot No. 194.

All of Bangur Avenue, Block - B.

SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT proposed G+VII storeyed brick- built, message tenement hereditament premises and/or building will be known as "**RADHYA PRAKASH**", together with a piece and parcel of land measuring an area of measuring 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situated at Premises No. 194/1, Bangur Avenue, Block - B, Kolkata - 700055, Holding No. 1500, Bangur Avenue, Block - B, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S./R.S. Dag No. 1305/1328 under C.S./R.S. Khatian No. 834, in Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, within the jurisdiction of Additional District Sub-Registrar Bidghannagar, Salt Lake City, in the District of North-24-Parganas.

THE PROPERTY IS BUTTED AND BOUNDED BY:

ON THE NORTH : By 20' feet wide Municipal Road.
 ON THE SOUTH : By Plot No. 190.
 ON THE EAST : By Plot No. 194/2.
 ON THE WEST : By plot No. 194.

All of Bangur Avenue, Block - B.

THIRD SCHEDULE ABOVE REFERRED TO:**(OWNERS' ALLOCATION)**

OWNERS' SHARE shall mean that OWNERS shall be entitled to receive revenue of 50% (fifty percentage) of the total constructed area in the said proposed building in forms of flats, carparking spaces and other units if any, in the proposed new building including proportionate share of stair, lift and land area and common areas, main gate and other gates, within the building, as contained in the building, lying and situated at Premises No. 194/1, Bangur Avenue, Block - B, Kolkata - 700055, Holding No. 1500, Bangur Avenue, Block - B, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S./R.S. Dag No. 1305/1328 under C.S./R.S. Khatian No. 834, in Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, within the jurisdiction of Additional District Sub-Registrar Bidghannagar, Salt Lake City, in the District of North-24-Parganas, more fully and particularly described in the **SECOND SCHEDULE** hereinabove written, Together with undivided proportionate share of the said land, more fully and particularly described in the **FIRST SCHEDULE** hereinabove written, upon which the said G+VII storeyed building is to be constructed as well as all common areas and facilities mentioned in the **FIFTH SCHEDULE** hereunder written and together with common expenses and maintenance mentioned in the **SIXTH SCHEDULE** hereunder written together with guidance and restriction mentioned in the **SEVENTH SCHEDULE** hereunder written.

FOURTH SCHEDULE ABOVE REFERRED TO:**(DEVELOPER'S ALLOCATION)**

DEVELOPER'S SHARE shall mean that Developer shall be entitled to receive revenue of 50% (fifty percentage) of the total constructed area in the said proposed building in forms of flats, carparking spaces and other units if any, in the proposed new building including proportionate share of stair, lift and common areas, main gate and other gates, within the building, as contained in the building, lying and situated at Premises No. 194/1, Bangur Avenue, Block - B, Kolkata - 700055, Holding No. 1500, Bangur Avenue, Block - B, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S./R.S. Dag No. 1305/1328 under C.S./R.S. Khatian No. 834, in Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, within the jurisdiction of Additional District Sub-Registrar Bidghannagar, Salt Lake City, in the District of North-24-Parganas, more fully and particularly described in the **SECOND SCHEDULE** hereinabove written, upon which the said G+VII storeyed building is to be constructed as well as all common areas and facilities mentioned in the **FIFTH SCHEDULE** hereunder written and together with common expenses and maintenance mentioned in the **SIXTH SCHEDULE** hereunder written together with guidance and restriction mentioned in the **SEVENTH SCHEDULE** hereunder written.

FIFTH SCHEDULE ABOVE REFERRED TO:
THE OWNERS AND THE INTENDING PURCHASER OR
PURCHASERS ENTITLED TO COMMON USER OF THE COMMON
AREAS AND THE COMMON PARTS MENTIONED IN THIS
INDENTURE SHALL INCLUDE:—

1. Stair cases on all the floors and lift.
2. Stair cases landing on all floors.
3. Main gate of the said building/premises and common passage and lobby on the Ground to Top floor.
4. Water pumps, Water Tank, Water pipes and overhead tank on the roof, and other common plumbing installations and also pump.
5. Installation of common services viz. electricity, water pipes, sewerage, rain water pipes.
6. Lighting in the common space, passage, staircase including electric meter and fittings.
7. Common Electric meter and box.
8. Electric wiring, meter for lighting stair cases, lobbies and other common areas (excluding those as are installed for any particular floor) and space required therefor, common walls in between the unit being the flat and any other unit beside the same on any side thereof.
9. Windows, Doors, Grills and other fittings respecting the common areas of the premises.
10. Such other common parts, areas equipment, installations, fixtures, fittings, covered and open space in or about the said premises of the building as are necessary for use and occupation of the respective units.
11. Electrical Wiring, meters (excluding those installed for any particular UNIT).
12. Lift and their accessories.

13. GENERAL COMMON ELEMENTS and facilities meant for the said 'UNIT'.
- a) All private ways, curves, side-walls and areas of the said premises.
 - b) Exterior conduits, utility lines.
 - c) Public connection, meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services, and located outside the building.
 - d) Exterior lighting and other facilities necessary for upkeep and safety of the said building.
 - e) All elevations including shafts, shaft walls, machine rooms and facilities.
 - f) All other facilities or elements or any improvement outside the unit but upon the said building which is necessary for or convenient to the existence, management, operation, maintenance and safety of the building or normally in common use.
 - g) The foundation, Corridor, Lobbies, Stairways Entrance and exists, path ways, Footings, Columns, Girders, Beams, Supports, and exterior walls beyond the said 'UNIT', side or interior load bearing walls within the building or concrete floor slabs except the roof slab and all concrete ceilings and all staircases in the said building.
 - h) Utility lines, telephone and electrical systems contained within the said building.
 - i) The ultimate roof or terrace including structure in the said building will jointly be undivided property among the OWNERS, Developer and the other OWNERS—the intending purchaser or purchasers of different units, subject to limitation, if any, to their such rights, the purchaser or purchasers being together entitled to use and enjoy the ultimate roof and/or terrace with the OWNERS,

Developer, other intending purchaser or purchasers without causing inconvenience to one another.

SIXTH SCHEDULE ABOVE REFERRED TO
THE OWNERS and INTENDING PURCHASER OR
PURCHASERS WITHIN THE BUILDING SHALL HAVE TO BEAR :—

1. The expenses of administration, maintenance, repair, replacement of the common parts, equipments, accessories, common areas, and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary walls, entrance, the stair cases, the landing, the gutters, rainwater pipes, motors, pumps, water, gas pipe, electric wirings, installations, sewers, drains, and all other common parts, fixtures, fittings and equipments, in, under or upon the building enjoyed or used in common by the Purchaser co-Purchaser, or other occupiers thereof.
2. The costs of cleaning, maintaining and lighting the main entrances, passages, landings, stair cases, and other parts of the building as shall be enjoyed or used in common by the occupiers of the said building.
3. Cost and charges reasonably required for the maintenance of the building and for keeping strict vigilance round the clock and other incidental expenses relating thereto.
4. The cost of decorating the exterior of the building.
5. The cost of repairing and maintenance of water pump, electrical installations, over lights, and service charges, and supplies of common utilities.
6. Insurance premium, if any, for insuring the building against any damage due to earthquake, fire, lightening, Civil commotion, etc.
7. Municipal taxes, G+VII-storeyed building tax, if any, and other similar taxes save those separately assessed on the respective UNIT.

8. Litigation expenses as may be necessary for protecting the right, title and possession of the land and the building.
9. Such other expenses as are necessary or incidental for maintenance, up-keep and security of the building, and Govt. duties, as may be determined by the flat and/or Unit OWNERS' Association, as shall be formed by the unit-OWNERS, as soon as possible for the purpose or purposes as aforesaid, such formation of Association thereof in accordance with the provisions of the West Bengal Apartment OWNERSHIP Act and bye Laws thereof as amended from time to time being obligatory on their part in the fullest legal sense of the term.
10. The share of the purchaser or purchasers in such common expenses shall be generally proportionate in accordance with the liability of the unit hereunder sold as against the total amount as may be incurred in any of the heads of such expenses in accordance with the proportion of the area within the same as against the total area within the building to be covered thereunder.

SEVENTH SCHEDULE ABOVE REFERRED TO
THE GUIDANCE RESPECTING POSSESSION AND/OR USER
OF THE UNIT/FLAT INTER-ALIA SHALL INCLUDE THE
IMPOSITIONS AND RESTRICTION AS UNDER :-

1. The purchaser or purchasers/OWNERS, and other occupiers, if any, of the building, shall not be entitled to use the aforesaid UNIT for the following purpose.
2. To use the said 'UNIT', and roof or terrace or any portion thereof in such manner which may or is likely to cause injury, damage, nuisance, or annoyance to the OWNERS or occupiers of the other units, inclusive of flats, nor to use the same for any illegal or immoral purposes in any manner whatsoever.

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3. To carry on or permit to be carried on upon the said 'UNIT' any offensive or unlawful business whatsoever, nor to do or permit to be done anything in the said flat which may be illegal or forbidden under any law for the time being in force.
4. To demolish or cause to be demolished or damaged the said 'UNIT' or any part thereof.
5. To do or permit to be done any act deed or thing which may render void or voidable any insurance of any flat, and/or unit, any part thereof, or cause any increase in premium payable in respect thereof.
6. To claim division or partition of the said land and/or the building thereon, and common areas within the same.
7. To throw or accumulate any dirt, rubbish or other refuse or permit the same to be thrown, or accumulated in the 'UNIT', or any portion of the building housing the same.
8. To avoid the liability or responsibility of repairing any portion, or any component part of the flat hereunder sold and transferred, or fittings and fixtures therein for storing water, swerages etc. in the event of such portion or part, or fixtures and fittings within the flat, and/or unit demanding repairs thereby causing inconvenience and injuries to other flat OWNERS as may be affected in consequence, nor to avoid obligation for giving free access to the flat or portion thereof to men, agents, masons, as may be required by the unit OWNERS' Association from time to time on request therefor by such Association.
9. To paint outer walls or portion of their flat, common walls or portions of the building, exclusive of the getup thereof, they being entitled to paint inside the walls and portions of their UNIT only in any colour of their choice.
10. To encroach any common portion of the building, jeopardy the user thereof, nor to encumber any of such portion in any manner whatsoever.

11. The purchaser of the UNIT together with other purchaser or OWNERS of the other flats shall must have the obligations to form an association of such unit OWNERS being members thereof for such purpose according to the provisions of Apartment OWNERSHIP Act. and bye Laws as amended upto date, the decisions of the said Association as per unanimous resolutions of the members thereof shall always be binding on the members, be that in relation to guidance of members, or maintenance, safety and security of the building or otherwise as shall be taken in the interest thereof.

EIGHTH SCHEDULE ABOVE REFERRED TO :

SPECIFICATIONS

1. CIVIL STRUCTURE : The building will be R.C.C. framed structure as per design approved by the South Dum Dum Municipality with 4" thick roof slab having 8"/5" thick external and 3"/5" thick internal partition brick wall with sand and cement Mortar cement con : 4:2:1 and column 3:2:1 with plaster of paris finish. One loft in each flat. Front elevation to be done according to the plan approved by the OWNERS.
2. WALL : Outside wall 8"/5" brick and outside work cement plastering. Inside wall 5"/3" brick will be finished with putty.
3. FLOORING : Entire floor will be provided vitrified tiles and normal skirting.
4. KITCHEN : Floor will be of vitrified. Inside walls upto 2' feet height with glazed tiles above the cooking table and the top of the cooking table will be of black Stone floor alongwith R.C. or Stainless steel sink of standard size. One bib cock will be provided in sink.
5. TOILET : Floors of both Toilets will be of vitrified and wall of both toilets will be glazed tiles upto ceiling height. One European

type and One Indian type with Flush valve and showers and two taps in each toilets and two wash basin in each flat will be provided. All sanitary fittings will be white.

6. DOORS : All doors of flush type complete with two coats primer.
7. WINDOWS : Aluminum sliding with pannel glass with grill will be provided for all windows.
8. DOOR FITTINGS : All doors fitting will be of iron/steel, one magic eye and One lock will be provided for only the main entrance of the flat. Aluminium tower bolts will be provided for other doors.
9. WALL & CEILING : Inside walls and ceiling will be provided/ finished with plaster of paris.
10. WATER LINE : All water lines will be concealed line, standard quality of PVC pipes and size will be provided standard quality sanitary fittings of standard size will be provided.
11. ELECTRICAL LINE : Only electric wiring and point (without fittings) will be provided. All electric lines will be concealed. Adequate numbers of switches, on switch board will be provided. One telephone & One T.V. socket without cable and MCB switch to be provided in each flat.
12. ROOFING : 4" thick R.C.C. slab and standard quality of tiles on top, and roof slab.
13. SWERAGE : All swerage lines direct connection in septic tank.
14. WATER ARRANGEMENT : Overhead tanks will be provided for all along supply of water one electric motor with pump will be provided for lifting of water.
15. LIFT : Lift will be provided.
16. Apart from the specification mentioned above any extra work will be charged extra cost.

IN WITNESS WHEREOF the parties hereto abovenamed set and subscribed their respective hands and signature on this deed on the day, month and year first above written.

SIGNED & DELIVERED
BY THE OWNERS AT CALCUTTA
IN THE PRESENCE OF
WITNESSES :-

1. *Dibyendu Dey*
Adv.

Vinita Kabra
SMT. VINITA KABRA

Nitu Kabra
SMT. NITU KABRA

Manisha Kiyal
SMT. MANISHA KIYAL
...OWNERS/ FIRST PART

2. *Raj'kumar Tiwary.*
113/2, D.D. Road
Kolkata - 700048

SIGNED, SEALED & ACCEPTED
BY THE DEVELOPER AT CALCUTTA
IN THE PRESENCE OF
WITNESSES :-

1. *Dibyendu Dey*
Adv.

K K DEVELOPERS
Sri Mahesh Kumar Kabra
Partner
SRI MAHESH KUMAR KABRA

2. *Raj'kumar Tiwary.*

K K DEVELOPERS
Manish Kiyal
Partner
SRI MANISH KIYAL
BOTH PARTNERS OF
K K DEVELOPERS
...DEVELOPER/SECOND PART

As per instruction and documents furnished by the parties herein.

Drafted by :
Dibyendu Dey
Mr. Dibyendu Dey
Advocate
High Court, Calcutta.
Reg. No. WB/1089/2014.



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



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GRN Details

GRN: 192023240212481698 Payment Mode: SBI Epay
GRN Date: 10/09/2023 16:43:04 Bank/Gateway: SBIEpay Payment Gateway
BRN : 9069254907423 BRN Date: 10/09/2023 16:43:29
Gateway Ref ID: 0722557164 Method: ICICI Bank - Retail NB
GRIPS Payment ID: 100920232021248168 Payment Init. Date: 10/09/2023 16:43:04
Payment Status: Successful Payment Ref. No: 2002301870/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr MANISH KIYAL
Address: 862, Jessore Road, Kolkata - 700055
Mobile: 9831334054
Period From (dd/mm/yyyy): 10/09/2023
Period To (dd/mm/yyyy): 10/09/2023
Payment Ref ID: 2002301870/2/2023
Dept Ref ID/DRN: 2002301870/2/2023

1 - 2553 / 2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002301870/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2002301870/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	20041

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.



A




































SL
No.

Signature
of the executants/
Presentants

Under Rule 44A of the I.R. Act 1908
SPECIMEN FOR TEN FINGER PRINT

Page No.....

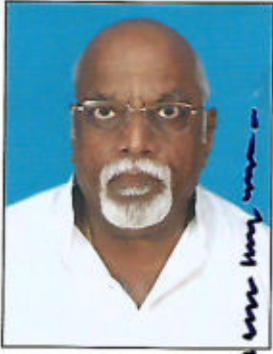





















 <i>Vinita Kobra</i>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little
 <i>Nikita Kobra</i>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little
 <i>Dimple Kobra</i>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

SL
No.

Signature
of the executants/
Presentants

Under Rule 44A of the I.R. Act 1908
SPECIMEN FOR TEN FINGER PRINT

Page No.....

 <i>Signature</i>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little
 <i>M. S. S. S. S.</i>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little
	Little	Ring	Middle (Left	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right	Ring Hand)	Little

DATED THIS THE 27TH DAY OF SEPTEMBER, 2023.

B E T W E E N

- (1) MRS. VINITA KABRA
- (2) MRS. NITU KABRA
- (3) MRS. MANISHA KIYAL
...OWNERS/ FIRST PART

A N D

SRI MAHESH KUMAR KABRA
SRI MANISH KIYAL
BOTH PARTNERS OF
K K DEVELOPERS
...DEVELOPER/SECOND PART

DEVELOPMENT AGREEMENT

Drafted by :

MR. DIBYENDU DEY
ADVOCATE

HIGH COURT, CALCUTTA
RES: 8/4H, Birpara Lane, P.O. - Ghughudanga,
P.S. - Chitpur, Kolkata - 700030
Phone No. 9830025285

Major Information of the Deed

Deed No :	I-1504-02553/2023	Date of Registration	27/09/2023
Query No / Year	1504-2002301870/2023	Office where deed is registered	
Query Date	10/09/2023 3:54:10 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	MANIK LAL DE A-12/2, Kalindi Hosinbg Estate, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700089, Mobile No. : 9831346520, Status :Advocate		
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. 1,26,92,749/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,120/- (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:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-B, Mouza: ShyamNagar, Premises No: 194/1, , Ward No: 29, Holding No:1500 JI No: 32, Pin Code : 700055



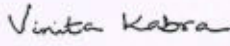





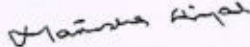
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1305/1328	RS-834	Bastu	Bastu	3 Katha 6 Chatak 29 Sq Ft		1,16,80,249/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					5.6352Dec	0/-	116,80,249 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	0/-	10,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	0/-	10,12,500 /-	



Land Lord Details :



















SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt VINITA KABRA Wife of Mr Vikash Kabra Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 27/09/2023 ,Place : Office	 27/09/2023	 LTI 27/09/2023	Signature  27/09/2023
	P-243, Lake Town, Block/Sector: B, Flat No: 2nd Floor, City:- Not Specified, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx8L, Aadhaar No: 50xxxxxxxx8302, Status :Individual, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 27/09/2023 ,Place : Office			
2	Name Smt NITU KABRA Wife of Late Prakash Kabra Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 27/09/2023 ,Place : Office	 27/09/2023	 LTI 27/09/2023	Signature  27/09/2023
	P-1A, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx1K, Aadhaar No: 61xxxxxxxx1196, Status :Individual, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 27/09/2023 ,Place : Office			
3	Name Smt MANISHA KIYAL Wife of Mr Manish Kiyal Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 27/09/2023 ,Place : Office	 27/09/2023	 LTI 27/09/2023	Signature  27/09/2023
	Lake Town Complex, 862, Jessore Road, Block/Sector: F, Flat No: 3rd Floor, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx5L, Aadhaar No: 51xxxxxxxx6754, Status :Individual, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 27/09/2023 ,Place : Office			






Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	K K DEVELOPERS P-245, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: abxxxxxx0d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr MAHESH KUMAR KABRA Son of Late Brij Mohan Kabra Date of Execution - 27/09/2023, , Admitted by: Self, Date of Admission: 27/09/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Sep 27 2023 2:59PM</td> <td>LTI 27/09/2023</td> <td>27/09/2023</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr MAHESH KUMAR KABRA Son of Late Brij Mohan Kabra Date of Execution - 27/09/2023, , Admitted by: Self, Date of Admission: 27/09/2023, Place of Admission of Execution: Office		 Captured		Sep 27 2023 2:59PM	LTI 27/09/2023	27/09/2023		P-1A, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8B, Aadhaar No: 30xxxxxxxx2757 Status : Representative, Representative of : K K DEVELOPERS (as Partner)		
Name	Photo	Finger Print	Signature													
Mr MAHESH KUMAR KABRA Son of Late Brij Mohan Kabra Date of Execution - 27/09/2023, , Admitted by: Self, Date of Admission: 27/09/2023, Place of Admission of Execution: Office		 Captured														
Sep 27 2023 2:59PM	LTI 27/09/2023	27/09/2023														
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr MANISH KIYAL (Presentant) Son of Mr Shyam Sundar Kiyal Date of Execution - 27/09/2023, , Admitted by: Self, Date of Admission: 27/09/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Sep 27 2023 3:00PM</td> <td>LTI 27/09/2023</td> <td>27/09/2023</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr MANISH KIYAL (Presentant) Son of Mr Shyam Sundar Kiyal Date of Execution - 27/09/2023, , Admitted by: Self, Date of Admission: 27/09/2023, Place of Admission of Execution: Office		 Captured		Sep 27 2023 3:00PM	LTI 27/09/2023	27/09/2023		Lake Town Complex, 862, Jessore Road, Block/Sector: F, Flat No: 3rd Floor, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx2A, Aadhaar No: 27xxxxxxxx5758 Status : Representative, Representative of : K K DEVELOPERS (as Partner)		
Name	Photo	Finger Print	Signature													
Mr MANISH KIYAL (Presentant) Son of Mr Shyam Sundar Kiyal Date of Execution - 27/09/2023, , Admitted by: Self, Date of Admission: 27/09/2023, Place of Admission of Execution: Office		 Captured														
Sep 27 2023 3:00PM	LTI 27/09/2023	27/09/2023														

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIBYENDU DEY Son of Mr H M Dey A-18/1, Kalindi Housing Estate, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District-North 24-Parganas, West Bengal, India, PIN:- 700089		 Captured	
	27/09/2023	27/09/2023	27/09/2023
Identifier Of Smt VINITA KABRA, Smt NITU KABRA, Smt MANISHA KIYAL, Mr MAHESH KUMAR KABRA, Mr MANISH KIYAL			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt VINITA KABRA	K K DEVELOPERS-1.8784 Dec
2	Smt NITU KABRA	K K DEVELOPERS-1.8784 Dec
3	Smt MANISHA KIYAL	K K DEVELOPERS-1.8784 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt VINITA KABRA	K K DEVELOPERS-500.00000000 Sq Ft
2	Smt NITU KABRA	K K DEVELOPERS-500.00000000 Sq Ft
3	Smt MANISHA KIYAL	K K DEVELOPERS-500.00000000 Sq Ft



Endorsement For Deed Number : I - 150402553 / 2023

On 27-09-2023

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 13:22 hrs on 27-09-2023, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr MANISH KIYAL ..

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 1,26,92,749/-

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

Execution is admitted on 27/09/2023 by 1. Smt VINITA KABRA, Wife of Mr Vikash Kabra, P-243, Lake Town, Sector: B, Flat No: 2nd Floor, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession House wife, 2. Smt NITU KABRA, Wife of Late Prakash Kabra, P-1A, Lake Town, Sector: B, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession House wife, 3. Smt MANISHA KIYAL, Wife of Mr Manish Kiyal, Lake Town Complex, 862, Jessore Road, Sector: F, Flat No: 3rd Floor, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife

Indetified by Mr DIBYENDU DEY, , , Son of Mr H M Dey, A-18/1, Kalindi Housing Estate, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-09-2023 by Mr MAHESH KUMAR KABRA, Partner, K K DEVELOPERS (Partnership Firm), P-245, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mr DIBYENDU DEY, , , Son of Mr H M Dey, A-18/1, Kalindi Housing Estate, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Advocate

Execution is admitted on 27-09-2023 by Mr MANISH KIYAL, Partner, K K DEVELOPERS (Partnership Firm), P-245, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mr DIBYENDU DEY, , , Son of Mr H M Dey, A-18/1, Kalindi Housing Estate, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Advocate

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 10/09/2023 4:43PM with Govt. Ref. No: 192023240212481698 on 10-09-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 9069254907423 on 10-09-2023, Head of Account 0030-03-104-001-16



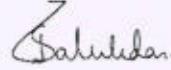
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 20,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2279, Amount: Rs.100.00/-, Date of Purchase: 13/04/2023, Vendor name: Ranjita Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/09/2023 4:43PM with Govt. Ref. No: 192023240212481698 on 10-09-2023, Amount Rs: 20,020/-, Bank: SBI EPay (SBlePay), Ref. No. 9069254907423 on 10-09-2023, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2023, Page from 114574 to 114620

being No 150402553 for the year 2023.



Sukanya

Digitally signed by SUKANYA TALUKDAR
Date: 2023.10.17 14:17:25 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 17/10/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

K K DEVEROPERS

Partner



Add: District Sub-Registrar
Sidhannagar, (Salt Lake City)
27 SEP 2023