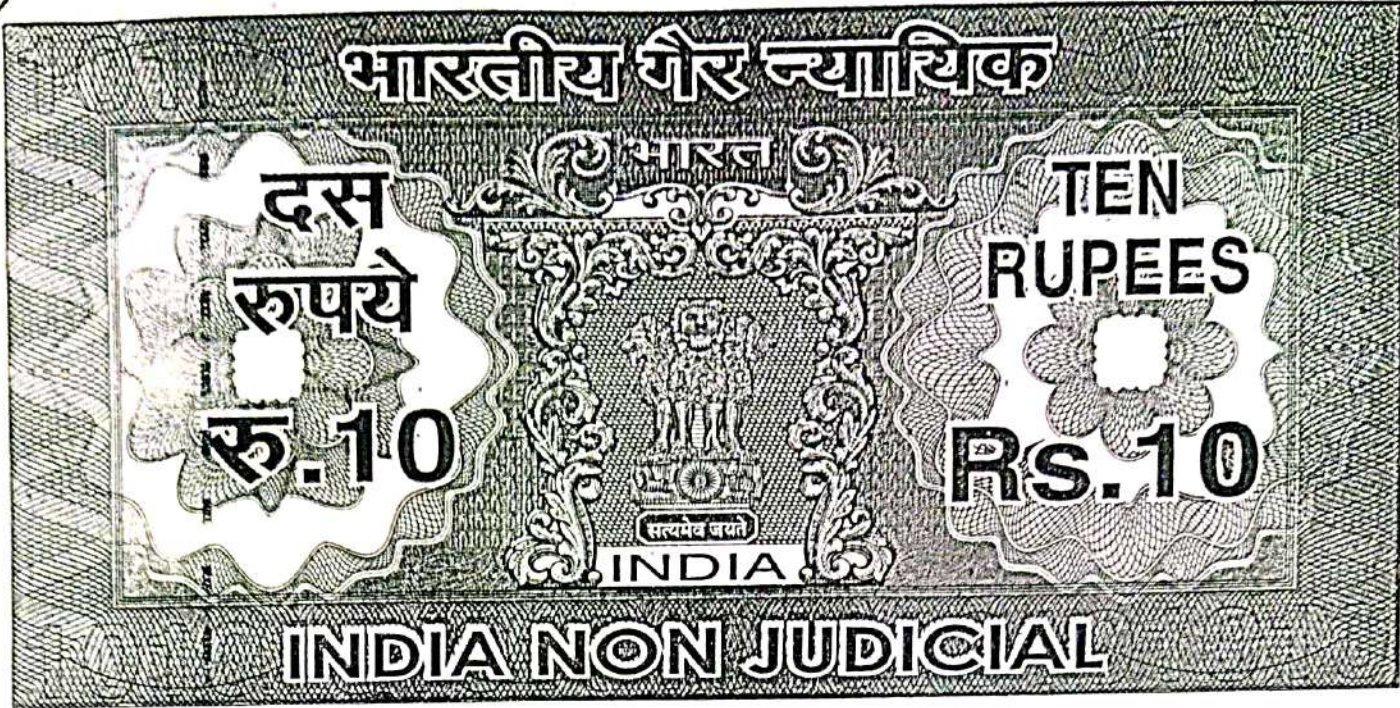


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पश्चिम बंगाल WEST BENGAL

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

Q 21497558/20

  
District Sub-Registrar-II  
Alipore, South 24 Parganas

25 NOV 2020

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** made this 25<sup>th</sup> day of November

Two Thousand and Twenty **BETWEEN**

*Pranile Mondal*

Sree Lokenath Construction  
*Sankar Saha*  
Proprietor

24474 ..... DATE ..... 07 OCT 2020  
SOLD TO .....  
ADDRESS ..... RATAN PAL Associate  
High Court, Calcutta  
6, Old Post Office Street  
Room No. 33  
RS ..... 07 OCT 2020

CODE NO. (1067)  
LICENCED NO.  
20 & 20A / 1973

ANJUSHREE BANERJEE  
L. S. VENDOR (O.S.)  
HIGH COURT, KOLKATA-700 001

07 OCT 2020



~~District Sub-Registrar-II  
Alipore, South 24 Parganas~~

25 NOV 2020

Ratan Pal,  
Associate  
High Court  
Calcutta

**SMT. PRAMILA MONDAL** (having PAN **AHPM1575B**, Aadhaar No **7268 1175 5700**, Mobile No. **9836281778**), wife of Sri Nitya Nanda Mondal and daughter of Sri Bablu Naskar, by faith Hindu, by Nationality Indian, by occupation House-wife, residing at No. 10D, Kalibari Lane, Kolkata-700 075, Post Office Santoshpur, Police Station Survey Park (formerly Purba Jadavpur), District South 24-Parganas hereinafter called and referred to as the **OWNER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**

**AND**

**SRI SANKAR SIKDER** (having PAN **ANLPS7993Q**, Aadhaar No **5998 4722 9418**, Mobile No. **9830306480**), son of Late Ramoni Mohan Sikder, by faith - Hindu, by Nationality Indian, carrying on business as Builder/Developer under the name and style of **SREE LOKE NATH CONSTRUCTION**, as Proprietor thereof having his Office at E/34A, Bapuji Nagar, Kolkata - 700 092, Post Office Regent Estate, Police Station Jadavpur, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives of such last survivor and assigns) of the **OTHER PART**.

**WHEREAS :**

A) By a Deed of Sale made in Bengali language (Saf Bikroy Cobala) dated 08<sup>th</sup> day of February, 1985 corresponding to 25<sup>th</sup> day of Magh, 1391 B. S, registered at the Office of Sub-Registrar Alipore and recorded in its Book No. I, Volume No. 17 at Pages 46 to 53, Being No. 965 for the year 1985, Smt. Ranu Dhar, wife of Dharendra Nath Dhar sold unto and in favour of Tapas Chandra Sengupta, son of Late Prafulla Chandra

*PrAMILA Mondal*

Sree Lokenath Construction  
*Sankar Sikder*  
Proprietor

*Sankar Sikder*

Sengupta **ALL THAT** the piece or parcel of land comprised in R. S. Dag No.208 (area 8 Chhitacks), in R. S. Dag No.208/220 (area 1 Cottah 11 Chhitacks 19 Sq. ft.), in R. S. Dag No.208/222 ( area 14 Chhitacks 20 Sq. ft.), in R. S. Dag No.208/223 ( area 1 Cottah 6 Chhitacks 34 Sq. ft.) and also in R. S. Dag No.208 ( area 7 Chhitacks 17 Sq. ft. land contributed for adjacent road), aggregating to land area of 5 Cottahs more or less all under R. S. Khatian No. 44, situated lying at Mouza -Nayabad, J. L. No.25, R. S. No. 3, Police Station-Kasba in the District of 24-Parganas within the limits of the Calcutta Municipal Corporation.

B) Subsequently, the said Tapas Chandra Sengupta, by an another Deed of Sale made in Bengali language (Saf Bikroy Kobala) dated 25<sup>th</sup> day of February, 2000 corresponding to 12<sup>th</sup> day of Falgoon, 1406 B. S., registered at the Office of District Sub-Registrar-III, Alipore and recorded in its Book No. I, Volume No.33 at Pages 469 to 480, Being No. 1274 for the year 2000, sold **ALL THAT** the piece or parcel of land comprised in R. S. Dag No.208 (area 8 Chhitacks), in R. S. Dag No.208/220 (area 1 Cottah 11 Chhitacks 19 Sq. ft.), in R. S. Dag No.208/222 (area 14 Chhitacks 20 Sq. ft.), in R. S. Dag No.208/223 ( area 1 Cottah 6 Chhitacks 34 Sq. ft.) and also in R. S. Dag No.208 ( area 7 Chhitacks 17 Sq. ft. land contributed for adjacent road), aggregating to land area of 5 Cottahs more or less all under R. S. Khatian No. 44, being the net land 4 Cottahs 8 Chhitacks 18 Sq.ft. more or less and land area of 7 Chhitacks 17 Sq. ft. already contributed and/or left for the adjacent Road situated lying at Mouza Nayabad, J.L. No.25, R. S. No. 3, Police Station Kasba in the District of 24-Parganas within the limits of the Calcutta Municipal Corporation morefully and particularly described in the **SCHEDULE** thereunder written and delineated in **RED** border in the Map or Plan annexed thereto.

C). In the event as aforesaid, Smt. Promila Mondal became the

Promila Mondal

Sree Lokenath Construction  
Sankar Sankar  
Proprietor.

absolute owner of ALL THAT the piece or parcel of land comprised in R. S. Dag No.208 (area 8 Chhitacks), in R. S. Dag No.208/220 ( area 1 Cottah 11 Chhitacks 19 Sq. ft.), in R. S. Dag No.208/222 ( area 14 Chhitacks 20 Sq. ft.), in R. S. Dag No.208/223 ( area 1 Cottah 6 Chhitacks 34 Sq. ft.) and also aggregating to land area of 4 Cottahs 8 Chhitacks 18 Sq.ft. more or less all under R. S. Khatian No. 44, situated lying at Mouza Nayabad, J.L No.25, R. S. No. 3, Police Station Kasba in the District of South 24-Parganas within the limits of the Calcutta Municipal Corporation.

D) Being thus owner of the aforesaid land, the Owner had recorded her name in Block Land & Land Reforms Office, Kasba and thereafter also in the Assessment Records of the Calcutta Municipal Corporation now the Kolkata Municipal Corporation and the said land having an area of 4 Cottahs 8 Chhitacks 18 Sq. ft. more or less is being assessed as **Premises No. 2590, Nayabad, kolkata-700 094** under Ward No. 109 and the owner subsequently constructed Tile Shed structures of 300 Sq. ft. more or less on the said plot of land for dwelling purposes.

E) Thus, Smt. Promila Mondal, the Owner herein was/is seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said plot of land aggregating to land area of 4 Cottahs 8 Chhitacks 18 Sq.ft. more or less together with Tile shed structures of 300 Sq. ft. more or less thereon comprised in R. S. Dag No.208 (area 8 Chhitacks), in R. S. Dag No.208/220 ( area 1 Cottah 11 Chhitacks 19 Sq. ft.), in R. S. Dag No.208/222 ( area 14 Chhitacks 20 Sq. ft.), in R. S. Dag No.208/223 ( area 1 Cottah 6 Chhitacks 34 Sq. ft.), all under R. S. Khatian No. 44, situated lying at Mouza- Nayabad, J.L. No. 25, R. S. No. 3, Police Station Santoshpur (formerly Purba Jadavpur) in the District of South24-Parganas being the Premises No. 2590, Nayabad, Kolkata-700 094, being assessed bearing Assessee No. 31-109-08-2663-7 by the Kolkata Municipal Corporation, under Ward No. 109 (hereinafter referred to as the

*Promila Mondal*

Sree Lokenath Construction  
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 Proprietor

"SAID PROPERTY") morefully and particularly described in the FIRST SCHEDULE hereunder written.

F) The Owner has now decided to cause development of the said land with the said intentions made negotiations with the Developer herein from time to time.

G) In pursuance of such negotiations, the Owner has now approached the Developer herein for development of the said premises as and by way of construction of a new building within in the said property/premises.

H) Prior to entering into this Development Agreement, the Owner has represented to the Developer that :

- a) The said property is free from all encumbrances and the Owner has not created any charge over the said property with any Bank/Financial Institution or otherwise.
- b) All the original documents of title relating to the property are in possession and custody of the Owner.
- c) The said property is not affected by any Legal proceedings before any Court of Law and the property-in-question is not the subject matter of any acquisition/requisition proceedings or the same is not affected under the Urban Land (Ceiling & Regulations) Act, 1976 or West Bengal Land Reforms Act.
- d) The property in its entirety was/is in possession of the Owner herein and save the Owner herein the same is not in occupation of any other person/persons.

*Pranala Mondal*

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*Sankar Saha*  
Proprietor

1) The Developer have relied upon the aforesaid representations and relying on the representations made by the Owner in regard to her absolute Ownership over the aforesaid property and believing the same to be true and correct the Developer have agreed to undertake the development work of the said premises on the terms conditions hereinafter appearing.

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE OWNER AND THE DEVELOPER AS FOLLOWS :**

1. The new building as proposed to be constructed in the said premises would be of Ground plus Three Storied Residential Building comprising of Car Parking Spaces in Ground floor and Flats from First floor to Third floor.

In the new Building the Owner's Allcations would be as under:

(i) **ALL THAT** the 47% (forty-seven percent) of the total Sanction Area comprised of Flats and Car Parking Spaces as would be sanctioned by the Kolkata Municipal Corporation, which shall comprise as follows;

a) Entire First floor comprised in 3 (three) Nos. Flats 1A, 1B and 1C.

b) one undivided Flat on Third floor in North-West side Flat No. 3C measuring Built-up Area of 838 Sq. ft. more or less.

c) 47% of Car Parking Space Area in North-West portion in Ground floor of the building;

(ii) Besides the Allocations of 47% area as aforesaid in the proposed Building, the Developer has paid the sum of Rs.10,00,000/- (Rupees Ten Lakhs only to the Owner as and by way of refundable advance,

*Pranula Mondal*

Sree Lokenath Construction  
*Sankar Mondal*  
 Proprietor

which would be refunded by the Owner to the Developer without any Interests at the time of possession of Owner's Allocation share.

The Owner's Allocations in the new Building are fully, described in the **SECOND SCHEDULE** hereunder.

2. After Allotment of Allocations comprised of Flats and Car Parking Spaces in favour of the Owner in the new building as aforesaid, the Developer's Allocations in the new building would be as under:

(i) **ALL THAT** the 53% (Fifty-three percent) of the total Sanction Area comprised of Flats and Car Parking Spaces as would be sanctioned by the Kolkata Municipal Corporation;

a) Entire Second floor comprised in 3 (three) Nos. Flats No. 2A, 2B, & 2C.

b) One Flat on Third floor i.e., one Flat on Third floor in North-East side Flat No. 3A measuring Built-up Area of 856 Sq. ft. more or less;

c) One undivided flat on third floor North West Side flat No.3C measuring Built-up Area of 144 sq.ft. more or less

d) 53 % of Car Parking Space Area in North-East portion in Ground floor of the building;

The Developer's Allocations in the new Building are fully described in **THIRD SCHEDULE** hereunder.

Both the aforesaid Allocations of Owner and the Developer shall include the right of use of enjoyment of all common parts portions in the new building as described in the **FOURTH SCHEDULE** hereunder.

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*Sankar Saha*  
 Proprietor

*Prasanna Mondal*



The respective Allocations of the Owner and the Developer shall be finally demarcated on obtaining Sanctioned Building from the Kolkata Municipal Corporation.

3. Simultaneously with the execution of these presents, the Owner shall handover to the Developer all original documents of title and other papers in her possession and custody relating to the property as aforesaid and the Developer shall grant accountable receipt in favour of the Owner in acknowledgement of said documents and the Developer in order to take the proposed development work of the said property and also to perform and observe all formalities before the Land Reforms Department, Kolkata Municipal Corporation including all other statutory Authorities.

4. The proposed development of the said property shall be commenced and/or undertaken by the Developer within the period of next 6 (six) months from the date of obtaining Sanctioned Building Plan from the Kolkata Municipal Corporation.

5. Subject to Force Meajure and circumstances beyond control the Developer shall complete the construction of the new building in the said premises in habitable conditions within the period of 48 (forty-eight) months from the date of execution of this Development Agreement.

7. From the date of delivery of vacant possession of the said premises in favour of the Developer, the Developer shall hold the possession of the premises till completion of the Project and delivery of possession of Owner's Allocations and Developers' Allocation (in favour of intending Purchasers out of Developer's Allocations).

8. From the date of execution of this Agreement, the Developer shall pay and/or clear all due property taxes to The Kolkata Municipal

*Pranika Mondal*

Sree Lokenath Construction  
*Sankar Sen*  
Proprietor

Corporation in regard to said premises until such time the respective possession of Owner's Allocation and Developer's Allocations are delivered and after delivery of such possession the Owner shall remain liable to pay Property taxes for her Allocations and the Purchasers of Developer's Allocation shall also be responsible and liable for payment of such Property Taxes for her Allocations in the new building. Besides such Property Taxes as would be payable for the said premises, the Developer shall bear the costs and expenses of for observing formalities in the records of Land Reforms Department and The Kolkata Municipal Corporation, wherein the Owner shall have no financial obligations.

9. The Developer undertakes that he will pay the expenses of Conversion of Land in the records of B.L. & L. R. O., relating to the said property.

10. The Developer shall construct and complete the New Building in the said premises as per specifications as detailed in **FIFTH SCHEDULE** hereunder and the new Building shall be for Residential purposes.

11. The Owner from time to time shall execute and register all documents, deeds and undertakings and render such co-operation to the Developer as would be required by the Developer.

12. All costs, charges, expenses etc. for construction of the new building in the said premises including Sanction Fees for Building Plan etc., shall be borne by the Developer and the Owner shall have no financial obligations and/or responsibilities in any manner thereof.

13. The Owner shall be exclusively entitled to deal with the Owner's Allocated Area (after appropriation of refundable Advance of Rs.10,00,000/- (Rupees Ten Lakhs) only as herein before mentioned) in

*Pranika Mondal*

Jree Lokenath Construction  
*Sankarjit Mukherjee*  
Proprietor

the new building and the Developer shall be exclusively entitled to the Developer's Allocated Area therein.

14. During the period of construction the Developer shall take all responsibilities of Labours' fees, charges, costs of materials, accidents etc. and the Developer shall keep the Owner saved harmless and indemnified in respect of any loss, damage that may arise in construction of the new building and the Owner shall not be responsible in any manner whatsoever and similarly the Owner shall keep the Developer saved harmless and indemnified in respect of any claim over and in respect of the Ownership of the said premises.

15. In order to proceed with the construction and as well as to enable the Developer to receive any Advance/Earnest/Consideration money from the intending Purchasers of Flats/Car Parking Spaces in the new building out of Developer's Allocations and also to execute registered Deeds of Sale of Flats/Car Parking Spaces, out of Developer's Allocations in the new Building, the Owner shall grant and/or execute Development Power of Attorney in favour of the Developer and such Development Power of Attorney shall be the Authority to execute the Deeds of Sale in favour of intended Purchasers of Flats/Car Parking Spaces out of Developer's Allocations in the new Building.

16. In case of any reasonable difficulties and circumstances beyond control which may arise due to any reason beyond the control of the Developer, then in such event the time for completion of the new building shall be extended mutually as would be agreed upon by and between the parties hereto but in any event such extended period shall not exceed 6 (six) months maximum. On failure of the Developer to complete the construction of the new building within the stipulated period as aforesaid including the said extended period (if required), the Developer shall pay to

*Pranile Mondal*

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*Sankar Sarker*  
Proprietor

the Owner @ Rs.3,000/- (Rupees Three Thousand only) each per month towards liquidated damages for the period of entire delay after expiry of the 48 (forty-eight) months as stipulated herein above.

17. After completion of construction of the new building at the said premises, the Developer at its costs and expenses shall obtain Completion Certificate from the Kolkata Municipal Corporation for the new building including other utilities therein and thereafter the Owner and the Developer with the joining of Purchasers shall form an Association of Owner in the new Building for the purpose of maintenance, safety, security of the Building and common portions thereof and in such Association the Owner and the prospective Purchasers shall also join and observe Rules and Regulations thereof.

18. The Owner herein have appointed the Developer as the exclusive Developer for construction of new building at the said premises and during continuance of this Agreement shall not be entitled to engage any other person/firm for the purpose of construction and after execution of this Agreement the Owner shall not deal with the aforesaid property either for the purposes of Development or for sale/transfer in any manner whatsoever.

19. It is declared by the Owner that in the event any additional work or jobs are done within the Owner's Allocated portion, the Owner shall bear all cost of such additional jobs separately.

20. Save the terms, conditions, covenants as contained this Development Agreement, it is hereby specifically agreed and declared between the Owner and the Developer herein that in the event the proposed development cannot be proceeded with due to any restrictions, regulations if imposed by Land Reforms Department, Kolkata Municipal

Pranvika Mondal

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Sankar Lokenath  
Proprietor

Corporation or any other Statutory Authority in due course, then in such event, the Owner hereby undertakes to refund the aforesaid refundable Advance of Rs.10,00,000/-and the Owner shall refund the same to the Developer within the period of next 2(two) Months from the date of communication/obtaining of such restrictions by the Authorities and upon refund of the said refundable Advance as hereinbefore stated to the Developer and upon such refund, the Developer simultaneously shall also handover/return all the Original Documents of Title of the said property to the Owner as would be received by him without any plea or delay thereof.

21. Courts of District South 24-Parganas, Alipore having territorial jurisdictions over the said property including Hon'ble High Court at Calcutta shall have the jurisdictions in all matters relating to or arising out of this Agreement.

22. Any terms, conditions, covenants mentioned herein may be altered, varied, modified between the parties hereto and in all such cases the same shall be always in writing and this Agreement and/or its terms shall have commencement on and from the day of execution of these presents.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

***(Description of the property)***

**ALL THAT** the said plot of land aggregating to land area of 4 (four) Cottahs 8 (eight) Chhitacks 18 (eighteen) Sq.ft. more or less together with tile shed structures of 300 Sq. ft. more or less thereon comprised in R. S. Dag No.208 (area 8 Chhitacks), in R. S. Dag No.208/220 ( area 1 Cottah 11 Chhitacks 19 Sq. ft.), in R. S. Dag No.208/222 ( area 14 Chhitacks 20 Sq. ft.), in R. S. Dag No.208/223 ( area 1 Cottah 6 Chhitacks 34 Sq. ft.), all under R. S. Khatian No. 44, situated lying at Mouza Nayabad, J.L. No.25, R. S. No. 3, Police Station- Survey Park, (formerly Purba Jadavpur) in the District of South 24-Parganas being the **Premises No. 2590,**

*Pramila Mondal*

Sree Lokenath Construction

*Sankar Saha*  
Proprietor

Nayabad, Kolkata-700 094, being assessed bearing Assessee No. 31-109-08-2663-7 by the Kolkata Municipal Corporation, under Ward No.109 whereon the proposed **Ground plus Three storied Residential building** would be constructed. The said property/premises is butted and bounded as follows :

On the NORTH : By 20'ft. wide KMC Road ;  
 On the SOUTH . By Land in R.S. Dag Nos.208/220, 208/222, 208/223;  
 On the EAST : By Land in R.S. Dag No.208/224 ;  
 On the WEST : By 12'ft. wide KMC Road ;

**THE SECOND SCHEDULE ABOVE REFERRED TO :**

***(Description of Owner's Allocations in the new Building after construction)***

In the new Constructed building, the Owner's allocation would be as under:

- (i) **ALL THAT** the 47% (forty-seven percent) of the total Sanction Area comprised of Flats and Car Parking Spaces as would be sanctioned by the Kolkata Municipal Corporation, which shall comprise as follows;
- a) Entire First floor comprised in 3 (three) Nos. Flats 1A, 1B and 1C.
- b) one undivided Flat on Third floor in North-West side Flat No. 3C measuring Built-up Area of 838 Sq. ft. more or less.
- c) 47% of Car Parking Space Area in North-West portion in Ground floor of the building;
- (iii) Besides the Allocations of 47% area as aforesaid in the proposed Building, the Developer has paid the sum of Rs.10,00,000/- (Rupees Ten Lakhs only to the Owner as and by way of

*Pranila Mondal*

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*Sankar Mondal*  
 Proprietor

refundable advance, which would be refunded by the Owner to the Developer without any Interests in the manner as herein before mentioned.

The aforesaid allocations would include the right of use and easement over all common parts/portions in the proposed Ground plus Three storied building fully described in the **FOURTH SCHEDULE** hereunder.

**THE THIRD SCHEDULE ABOVE REFERRED TO :**

*(Description of Developer's Allocations in the new Building after construction)* Besides the Allocations of the Owner as aforesaid as mentioned in **SECOND SCHEDULE** herein above in the new building shall be within the Allocations of the Developer.

(i) **ALL THAT** the 53% (Fifty-three percent) of the total Sanction Area comprised of Flats and Car Parking Spaces as would be sanctioned by the Kolkata Municipal Corporation;

a) Entire Second floor comprised in 3 (three) Nos. Flats No. 2A, 2B, & 2C.

b) One Flat on Third floor i.e., one Flat on Third floor in North-East side Flat No. 3A measuring Built-up Area of 856 Sq. ft. more or less;

c) One undivided flat on third floor North West Side flat No.3C measuring Built-up Area of 144 sq.ft. more or less.

d) 53 % of Car Parking Space Area in North-East portion in Ground floor of the building;

The aforesaid allocations would include the right of use and

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Sankar Saha  
Proprietor

Pranila Mondal

easement over all common parts/portions in the proposed Ground plus Three storied building fully described in the **FOURTH SCHEDULE** hereunder.

The respective Allocations of the Owner and the Developer shall be finally demarcated on obtaining Sanctioned Building from the Kolkata Municipal Corporation.

**THE FOURTH SCHEDULE ABOVE REFERRED TO :**

***(Common Parts - Common of the Co-Owner of the said Building)***

- (1) Staircase having lighting fixture & windows fitted with glass and Common iron grills, M.S. railing from Ground floor to top floor.
- (2) Water Pump, water (semi underground) reservoir, overhead water tank and distribution pipes to different flats and from reservoir to the tank.
- (3) Septic tank, Soak pit, Water sewerage, evacuation pipes from the flats to drains and sewers common to the building.
- (4) The open space, paths in the building.
- (5) General lighting of the Common portions as would be installed.
- (6) Top floor/Ultimate Roof of the building for maintenance of water reservoir and installation of T.V. Antena etc.
- (7) Lift, Lift Installations and equipment as would be installed in the new building.

*Pranika Mondal*

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*Sankar Sen*  
 Proprietor



- (8) Concealed electrical wiring from Ground floor to the flats respectively and switches of electric points.
- (9) Drive ways for parking of Cars in Ground floor in the building.
- (10) C.E. S. C. Meter Room and Electrical Installations in the building.
- (11) Boundary wall, gate to such wall in the building.

**THE FIFTH SCHEDULE ABOVE REFERRED TO :**  
***(Specifications of Construction)***

**TECHNICAL SPECIFICATION (in brief) :**

**GENERAL:**

The proposed construction is of a proposed R.C.C. framed building with staircase headroom. The building is proposed to have isolated column footings as per the design of structural consultant.

**1. DOORS :**

All doors frames would be of Sal wood made out of 4 inch x 2 1/2 inch wood section.

All doors will be flush door.

- a) One 8" inch tower bolt from inside (except kitchen door where the tower bolt will be from outside).
- b) One stopper.
- c) One buffer.
- d) One door Ring.

The entrance door will have the following fittings :-

- a) One decorative handle.
- b) One Ring from inside.
- c) One 10" inch Aluminium tower bolt from inside.

*Pranilal Mondal*

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*Sankar Mondal*  
Proprietor

- d) One telescopic peep hole.
- e) Godrej Handle Lock.

#### **TOILET DOOR:**

The Toilet doors will have the following fittings :-

- a) PVC Door Shutter.
- b) Two 6" inch Aluminium tower bolt one from inside and other from outside.
- c) Two Rings, one from outside and other from inside.

#### **2. WINDOWS :**

All windows would be of Aluminium Sliding and folding (openable) window with integrated mild steel grill to be fitted as per design of the Architect with Synthetic Enamel paints. The staircase window will be of Aluminium Sliding and folding (openable). Windows will have 3.5 mm. thick transparent glass.

#### **3. FLOORING :**

The entire floor along with the staircase will be of White Marble floor having 2ft. x 2ft. size or alternatively with Pink Vitrified Tiles.

**TOILET :** Entire Marble flooring and the Toilet will have door frame upto 6' ft.5" inch height with glazed tiles upto height of 5'6" colour Comode would be provided in Toilet and the colour of tiles will be as per Developer's choice.

#### **KITCHEN :**

The cooking bench provided for kitchen will be of 20" inches wide and 4' ft. (approx) long Green Marble. The dado of the kitchen will be of 3' ft. height and be finished with glazed tiles as per choice of the Developer.

#### **4. SANITARY/PLUMBING FITTINGS :**

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*Sankar Saha*  
• Proprietor

All sanitary fittings to be provided would be of Commercial quality and be of white colour and of any good brand as per Developer's choice only.

All taps, Angular stopcocks, Bib cocks, pillar cocks, shower roses, etc. be of chromium plated (C.P.) brassware or any other brand as per Developer's suitability. All pipes and all pipe lines will be concealed and be of  $\frac{3}{4}$  inch &  $\frac{1}{2}$  inch PVC pipes. All delivery / inlet pipes be of PVC/HDPE of diameter to be provided as per design and requirements. 4" inch dia PVC rainwater pipes would be of good quality.

All pipe lines from underground reservoir to pump and to over head reservoir are to be done with 1" and  $\frac{1}{2}$ " inch dia G.I./PVC Pipes. The pump and the motor will be provided as per the requirement.

The following fittings would be provided :-

**KITCHEN :**

- a) One sink cock over Stainless Steel Sink.
- b) One bib cock at wash place.

5. **ELECTRICAL:**

All electrical wiring are to be concealed and copper wire of local ISI/ISO would be laid with suitable rubber-plastic conduits. All switches, sockets etc. to be of any suitable brand. The main switch and all other fittings would be of standard quality.

All electrical light fittings of common areas such as Main Gate, side open spaces, front and rear open spaces, staircase, entrance lobby, main entrance gate / gates etc. are to be provided as per requirement.

**GENERAL ELECTRICAL POINTS :**

**Bedrooms :**

- a. Two wall lamp points (one for Tube light and one for Wall lamp on

*Prasanta Mondal*

Sree Lokenath Construction  
*Sankar Sarker*  
 Proprietor

wall of bedrooms.

b. One ceiling fan point.

c. One A. C. Point.

d. One 5 amp. socket outlet.

e. 2 (two) Nos. 15 Amp. Socket 1 for Computer and another for A. C. Machine.

**TOILET.**

a. Two Wall lamp points, one Exhaust fan point.

b. One Geyser point 15 Amp with water connection.

**KITCHEN.**

a. One Wall lamp point.

b. One 9" inch dia exhaust fan point.

c. One 15 amp. socket outlet at cooking bench.

**BALCONY.**

a. One wall lamp point.

**STAIRCASE**

a. One lamp point at every landing.

b. One calling bell point at main entrance door of every flat.

**LIVING/DINNING**

a. One ceiling fan point.

b. Two wall lamp points.

c. One 5 amp. Socket outlet.

d. One 15 amp. Socket outlet.

e. Cable TV Line.

6. **Staircase Head-room / water reservoir :**

The staircase headroom, and overhead and underground water reservoir would be made as per design of engineer.

7. **The Main Entrance Gate :**

The main entrance gate will be of steel fabricated.

8. **Plastering / Finishing :**

*Pranvika Mondal*

Sree Lokenath Construction

*Sannay Sikder*  
Proprietor

All internal surfaces will have 1/2 inch thick plaster to all vertical surfaces with mortar mixed in the proportion of 6 parts of sand to one part of cement by volume. The ceiling will have 1/2" inch thick plaster with mortar mixed in the proportion of 4 parts of sand to one part of cement by volume. There will be Putty of good quality.

The external surfaces will have 3/4" inch thick plaster of sand : cement ratio of 6:1 by volume.

9. **Roof Terracing :**

The terracing of top floor roof would be done suitably at proper levels and slopes as required for draining of water. All precaution and measures will be taken to make the terrace water-proof.

10. **Painting Work:**

All the M.S. Grills and wooden door frames shall be painted with two coats of enamel paints over one coat of primer (paris finish).

The external surfaces will be finished with Weather Coat paints as per Developer's choice only.

11. **LIFT:**

Suitable Lift of 4 Passengers Capacity of reputed company shall be installed.

12. **Extra Work:**

No Extra work in the Flat would be carried out by the Developer in any circumstances. In the event such work is to be carried out, then in such event the Land owner or Purchasers shall bear all costs and expenses thereof.

*Pranika Mondal*

Sree Lokenath Construction  
*Sankar Sarker*  
 Proprietor

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

SIGNED, SEALED AND DELIVERED  
BY THE OWNER AT KOLKATA IN THE  
PRESENCE OF :

1. *Nitya nanda Mondal*  
10, D, Kali Bari Road.  
Sontoohpur. Kol- 75.

*Pramila Mondal*

OWNER

2. *Satya Biswas*  
SIGNED, SEALED AND DELIVERED  
BY THE DEVELOPER AT KOLKATA IN THE  
PRESENCE OF :

1. *Nitya nanda Mondal*

Sree Lokenath Construction  
*Sankar Sarker*  
Proprietor

DEVELOPER

2. *Satya Biswas*

2 No: Chitranabad  
Kt-94

Drafted by :

*Kalpana*

Advocate

High Court, Calcutta

Enrol No. WB/675/1992.

**RECEIVED** of and from the within named Developer the within mentioned sum of **Rs.10,00,000/- (Rupees Ten Lakhs only)** as and by way of **Refundable Advance** in terms of this Development Agreement as per details below:

By Cheque No.091901 dated 15.04.2020 Drawn on B O I, Branch Bagha Jatin	Rs.2,00,000/-
By Cheque No.091923 dated 14.07.2020 Drawn on S.B.I, Branch Bagha Jatin	Rs.3,00,000/-
By Cheque No.041954 dated 25.11.2020 Drawn on B O I, Branch Bagha Jatin	Rs.5,00,000/-
<b>Total</b>	<b>Rs. 10,00,000/-</b>
<b>[RUPEES Ten Lakhs only]</b>	

Witnesses :

1. *Nitya nanda Mondal*

*Pranmila Mondal*  
(OWNER)

2. *Satya Biswas*

### Major Information of the Deed

Deed No.:	I-1602-06361/2020	Date of Registration:	25/11/2020
Query No / Year	1602-2001497558/2020	Office where deed is registered	
Query Date	17/11/2020 6:15:06 PM	1602-2001497558/2020	
Applicant Name, Address & Other Details	RATAN PAL 6, Old Post Office Street, 1st Floor,, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8697893055, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
	Rs. 91,33,248/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,031/- (Article:48(g))	Rs. 10,053/- (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: 2590, , Ward No: 109 JI No: 25, Pin Code : 700094



Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 8 Chatak 18 Sq Ft		90,49,998/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					7.4663Dec	0 /-	90,49,998 /-

### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	0/-	83,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		300 sq ft	0 /-	83,250 /-	





**and Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Finger Print	Signature
1	<p><b>Smt Pramila Mondal</b>                      Wife of Shri Nitya Nanda Mondal                      Executed by: Self, Date of Execution: 25/11/2020                      , Admitted by: Self, Date of Admission: 25/11/2020 ,Place : Office</p>	 25/11/2020	 LTI 25/11/2020	<p><i>Pramila Mondal</i></p> 25/11/2020
10D, Kalibari Lane, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx5B, Aadhaar No: 72xxxxxxxx5700, Status :Individual, Executed by: Self, Date of Execution: 25/11/2020 , Admitted by: Self, Date of Admslon: 25/11/2020 ,Place : Office				



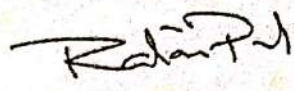
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>LOKE NATH CONSTRUCTION</b>                      E/34A, Bapuji Nagar, P.O:- Regent Estate, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092 , PAN No.:: ANxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Finger Print	Signature
1	<p><b>Shri Sankar Sikder (Presentant)</b>                      Son of Late Ramoni Mohan Sikder                      Date of Execution - 25/11/2020, , Admitted by: Self, Date of Admission: 25/11/2020, Place of Admission of Execution: Office</p>	 Nov 25 2020 1:45PM	 LTI 25/11/2020	<p><i>Sankar Sikder</i></p> 25/11/2020
E/34A, Bapuji Nagar, P.O:- Regent Estate, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx3Q, Aadhaar No: 59xxxxxxxx9418 Status : Representative, Representative of : LOKE NATH CONSTRUCTION (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ratan Pal</b> Son of Late L.C. Pal 6, Old Post Office Street, First Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001			
	25/11/2020	25/11/2020	25/11/2020
Identifier Of Smt Pramila Mondal, Shri Sankar Sikder			

Transfer of property for L-1		
Sl.No	From	To. with area (Name-Area)
1	Smt Pramila Mondal	LOKE NATH CONSTRUCTION-7.46625 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Pramila Mondal	LOKE NATH CONSTRUCTION-300.00000000 Sq Ft

Endorsement For Deed Number : I - 160206361 / 2020

On 25-11-2020

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 12:25 hrs on 25-11-2020, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Shri Sankar Sikder ..

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 91,33,248/-

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

Execution is admitted on 25/11/2020 by Smt Pramila Mondal, Wife of Shri Nitya Nanda Mondal, 10D, Kalibari Lane, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Indetified by Mr Ratan Pal, . . Son of Late L.C. Pal, 6, Old Post Office Street, First Floor, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-11-2020 by Shri Sankar Sikder, Proprietor, LOKE NATH CONSTRUCTION (Partnership Firm), E/34A, Bapuji Nagar, P.O:- Regent Estate, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092

Indetified by Mr Ratan Pal, . . Son of Late L.C. Pal, 6, Old Post Office Street, First Floor, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,053/- ( B = Rs 10,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 23/11/2020 8:39PM with Govt. Ref. No: 192020210144185181 on 23-11-2020, Amount Rs: 10,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AUJJKR4 on 23-11-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 10,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 24474, Amount: Rs.10/-, Date of Purchase: 07/10/2020, Vendor name: A BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 23/11/2020 8:39PM with Govt. Ref. No: 192020210144185181 on 23-11-2020, Amount Rs: 10,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AUJJKR4 on 23-11-2020, Head of Account 0030-02-103-003-02

*Samar Kumar Pramanick*

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2020, Page from 244113 to 244148

being No 160206361 for the year 2020.



*Samar Kumar Pramanick*

Digitally signed by SAMAR KUMAR  
PRAMANICK  
Date: 2020.12.01 15:48:32 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2020/12/01 03:48:32 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)