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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 840493

24/09/19
5.40
MV = 286523/19
26872/40/-

DEVELOPMENT AGREEMENT.

THIS AGREEMENT FOR DEVELOPMENT is made this the 24th day of September, Two Thousand and Nineteen (2019).

BETWEEN

Certified that the document is admitted for registration. The signature, date and the endowment details attached with the document are the part of this document.

District Sub-Register-III
A. 7/1/19, S. 24-parganas

25 SEP 2019

पश्चिम बंगाल न्यायिक न्यायिक न्यायिक

25 SEP 2019

1405 তারিখ 13-07-17
সি. বিস্মা
আই. জাজ
শঙ্কর কুমার সরকার
মহাপাল ডেপুটি
সেবায়ার এ. এ. ডি. এ. ডি. ডি.
সং ১০

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Dachanok Kaiti



V.C.T.9 No-3208,
Dachanok Kaiti



V.C.T.9 No-3209
Prigatosh Sanjal



V.C.T.9 No-3210
Madhumati Sanjal



V.C.T.9 No-3211
Arunima Datta



V.C.T.9 No-3212
Swaryana Chattopadhyay



Subodh Biswas
8/0 Lane Monikanti Biswas
Alipore Jud. Com-
101-29
V.C.T.9 No-3213



District Sub-Registrar-III
Alipore, South 24 Parganas

24 SEP 2019

1. SRI PRIYOTOSH SANYAL Pan-ALOPS0274P, Aadhar No-636017320426, son of Late Ashutosh Sanyal by faith- Hindu, by Nationality-Indian, by Occupation- Service, residing at 21, Purbachal Link Road, P.O. Haltu, P.S. Kasba at present Garfa, Dist. South 24 Parganas, Kolkata-700078, 2. SMT. MADHUMATI SANYAL, Pan-BRNPS9313R, Aadhar No-305135662002, wife of Late Paritosh Sanyal, by faith- Hindu, by Nationality- Indian, by Occupation- House Wife, residing at 21/A, Purbachal Link Road, P.O. Haltu, P.S. Garfa, Dist. South 24 Parganas, Kolkata-700078, 3. SMT. ARUNIMA DUTTA Pan-BAVPD4878F, Aadhar No-870660694908, wife of Sri Tarun Kumar Dutta, by faith- Hindu, by Nationality- Indian, by Occupation- House wife, residing at 47/1, P. Majumder Road, P.O. Haltu, P.S. Garfa, Dist. South 24 Parganas, Kolkata-700078, 4. SMT. SURANJANA CHATTOPADHYAY, Pan-AIYPC4468Q, Aadhar No-603158260073, wife of Sri Subrata Chattopadhyay, by faith- Hindu, by Nationality- Indian, by Occupation- House wife, residing at 76/4, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Dist. South 24 Parganas, Kolkata-700078, hereinafter called the OWNERS/VENDORS (which expression, unless excluded by or repugnant to the context shall be deemed to mean and include it's successor-in-interest, legatees, assigns, representatives, nominees etc) of the FIRST PART.

AND

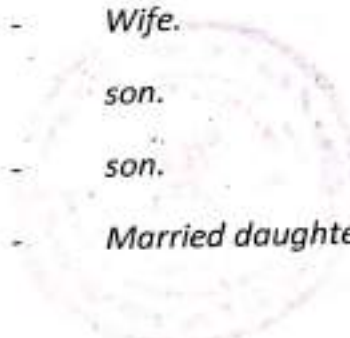
M/S. SWARNA REALTORS PRIVATE LIMITED, (Pan card no. AIDPM1900E), a proprietorship Firm having its registered office at 17/A, Rajdanga Gold Park, P.O. - E.K.P.T P.S. - Kasba, Kolkata - 700107, being represented by it's sole proprietor namely SRI SUKHENDU MAITRA, Pan-AIDPM1900E, Aadhar No-893817562939, son of late Adhir Chandra Maitra, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 17/A, Rajdanga Gold Park, P.O- E.K.P.T P.S.-Kasba, Kolkata-700107, hereinafter called the DEVELOPER/CONFIRMING PARTY (which expression, unless excluded by or repugnant to the context shall be deemed to mean and include it's successor-in-interest, legatees, assigns, representatives, nominees etc) of the SECOND PART.

ALL THAT piece and parcel or homestead land area measuring more or less 7 (Seven) Kathas 2 (Two) Chattaks 4 Saft. together with a pucca building standing thereon and particularly described in the schedule here under written lying, situated at Mouza -Garfa, J.L. No. 19, R.S. No-2, Touzi No-155, comprised in Sabek Dag No-1504, Hal Dag No. 1805, under Sabek Khatian No.884, Hal Khatian No-1448, proposed G+ III multi-storied building to be built over there to be known of Block-II, now being Kolkata Municipal Corporation premises No.884, Purbachal Road, P.O. Haltu, P.S. Kasba, at present Garfa, Kolkata-700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 106 Assessee No-311061711495.

AND WHEREAS by a deed of conveyance dated 7th day of July 1965 Ashutosh Sanyal, son of Late Banomali Sanyal purchased a plot of the land measuring about 15 Kattahs, particularly described in the schedule here under written situated at sabak Khatian No- 884 Hal Khatian No-1448, under Sabak Dag No.1504, Hal Dag No- 1805 in Mouza- Garfa, J.L. No- 19, R.S. No- 2, Touzi No- 155, under P.S. Kasba, in the Dist. South 24 Parganas, from Mukunda Behari Biswas, Haripada Ray, Satish Chandra Biswas and Surendra Nath Ray, which had been registered before the Sub- Registrar- at Alipore, vide Deed No-5647, Book No-1, Volume No-103, Pages 234 to 241 for the year 1965.

AND WHEREAS said Ashutosh Sanyal during his life time peaceful enjoyment of the said property died on 08.02.1979 leaving behind his legal heirs and successors as follows:-

1. Smt. Bela Rani Sanyal - Wife.
2. Sri Paritosh Sanyal - son.
3. Sri Priyotosh Sanyal - son.
4. Smt. Anjali Banerjee - Married daughter.


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AND WHEREAS in the above referred circumstances and by virtue of inheritance the said Smt. Bela Rani Sanyal, Sri Paritosh Sanyal, Sri Priyotosh Sanyal, Smt. Anjali Banerjee became the joint owners of said property.

AND WHEREAS said Smt. Bela Rani Sanyal, Sri Paritosh Sanyal, Sri Priyotosh Sanyal, Smt. Anjali Banerjee were mutually and amicably partitioned of the total said land of area measuring more or less 15 fifteen Kattahs, which was registered in the office of the District Sub-Register at Alipore, South 24 Parganas dated 24.09.1991, vide Book No.1, Volume No-239 Pages No. to 139, Deed No.14536, for the year 1991. The said entire 15 Kattahs ejmal property has been described in schedule "KA" of the said partition deed.

AND WHEREAS after such partition Paritosh Sanyal was allotted the plot of land measuring about 3 Kathas 5 Chattaks 8 saft. be the same little more or less comprised of and contained situated at sabak Khatian No- 884 Hal Khatian No-1448, under Sabak Dag No-1504, Hal Dag No- 1805 in Mouza- Garfa, J.L. No- 19, R.S. No- 2, Touzi No- 155, under P.S. Kasba, in the Dist. South 24 Parganas, mention in the " KHA" (LOT- B) in colour Green as shown in the said Deed of Partition.

AND WHEREAS after such partition Priyotosh Sanyal was allotted the plot of land measuring about 3 Kathas 5 Chattaks 8 saft. be the same little more or less comprised of and contained situated at sabak Khatian No- 884 Hal Khatian No-1448, under Sabak Dag No-1504, Hal Dag No- 1805 in Mouza- Garfa, J.L. No- 19, R.S. No- 2, Touzi No- 155, under P.S. Kasba, in the Dist. South 24 Parganas, mention in the " Ga" (LOT- A) in colour Red as shown in the said Deed of Partition.

AND WHEREAS after such partition Bela Rani Sanyal and Anjali Banerjee was allotted the plot of land measuring about 6 Kathas 14 Chattaks 8 saft. be the same little more or less comprised of and contained situated at sabak Khatian No- 884 Hal Khatian No-1448, under Sabak Dag No-1504, Hal Dag No- 1805 in

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Mouza- Garfa, J.L. No- 19, R.S. No- 2, Touzi No- 155, under P.S. Kasba, in the Dist. South 24 Parganas, mention in the " Gha" (LOT- C) in colour Yellow as shown in the said Deed of Partition.

AND WHEREAS after partition said Bela Rani Sanyal and Anjali Banerjee executed two separate Deed of Gift marked as lot C(1) measuring about 3 Kattahs 7 Chattaks 4 saft land with structure in favour of Sri Paritosh Sanyal which was registered & recorded in the office of the District Sub-Register at Alipore South 24 Parganas, dated on 13.02.1992, vide Book No-1, Volume No-50, Pages No-369 to 375, Deed No-2446, for the year 1992 and the Paritosh Sanyal became the absolute owner of the afore said property and another one separate Deed of Gift marked as lot C(2) measuring about 3 Kattahs 7 Chattaks 4 saft land with structure in favour Sri Priyatosh Sanyal which was registered & recorded in the office of the District Sub-Register at Allipore South 24 Parganas, dated on 13.02.1992, vide Book No-1, Volume No-50, Pages No-376 to 382, Deed No-2447, for the year 1992 and the said Priyatosh Sanyal became the absolute owner of the said land with structure.

AND WHEREAS said Paritosh Sanyal by way of aforesaid deed of partition while seized and possessed and in enjoyment with the said partition property measuring about 3 Kattahs 5 Chattaks 8 saft land with structure i.e. lot-B with his family members said Paritosh Sanyal by making development of the said property separately mutated and assessed his name in the office of the Kolkata Municipal Corporation and numbered the same as premises No- 883, Purbachal Road, P.O. Haltu, P.S. Kasba, at present Garfa, Kolkata- 700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 106 Assessee No- 311061708836.

AND WHEREAS said Priyatosh Sanyal by way of aforesaid deed of partition while seized and possessed and in enjoyment with the said partition property measuring about 3 Kattahs 5 Chattaks 8 saft land with structure i.e. lot A with

his family members said Priyotosh Sanyal by making development of the said property separately mutated and assessed his name in the office of the Kolkata Municipal Corporation and numbered the same as premises No- 884, Purbachal Road, P.O. Haltu, P.S. Kasba, at present Garfa, Kolkata- 700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 106 Assessee No- 311061711495.

AND WHEREAS the above mentioned said Paritosh Sanyal during his peaceful enjoyment of the said property died on 29.11.2017 leaving behind his the legal heirs and successors as follows:-

1. Smt. Madhumati Sanyal- Wife.
2. Smt. Arunima Dutta- Married daughter.
3. Smt. Suranjana Chattapodhyay- Married daughter.

AND WHEREAS in the above referred circumstances and by virtue of inheritance the said Smt. Madhumati Sanyal, Smt. Arunima Dutta, Smt. Suranjana Chattapodhyay became the joint owners of said schedule of property left by their said predecessor-in-interest Paritosh Sanyal as stated above and right, title, interest and possession devolved upon them and possession over the said property.

AND WHEREAS the common passage land measuring about 15 Chattaks 21 Sqft as described in the sketch partition plan along with partition deed vide No- 14536 for the year 1991 is no more required to the parties to this document and they are not using the same as common passage. Rather by distributing the said 15 Chattaks 21 sqft land in 4 equal share i.e. 3 Chattaks 39 sqft in each share and they have increased area of each lot by amalgamating the said 3 chattaks 39 sqft land with existing area of each original lot.

AND WHEREAS accordingly Sri Priyotosh Sanyal became the owner by way of partition in respect of the "A" schedule property measuring about 3 Kattahs 5 Chattaks 8 sqft land with structure i.e. lot A and passage measuring about 3

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Chattaks 39 sqft. Land with structure i.e. Lot "A" and Passage total measuring 3 Kattahs 9 Chattaks 2 sqft land with structure as mentioned in the schedule "A" hereunder written as premises No-884, Purbachal Road, P.O. Haltu, P.S. Kasba, at present Garfa, Kolkata- 700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 106 Assessee No- 311061711495, and acquired right, title, interest and possession, and paying necessary taxes .

AND WHEREAS accordingly Smt. Madhumati Sanyal, Smt. Arunima Dutta, Smt. Suranjana Chattapodhyay became the owner by way of inheritance in respect of the "A" schedule property measuring about 3 Kattahs 5 Chattaks 8 sqft land with structure i.e. lot A and passage measuring about 3 Chattaks 39 sqft. Passage total measuring 3 Kattahs 9 Chattaks 2 sqft land with structure as mentioned in the schedule "A" hereunder written as premises No-883, Purbachal Road, P.O. Haltu, P.S. Kasba, at present Garfa, Kolkata- 700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 106 Assessee No- 311061708836, and acquired right, title, interest and possession, and paying necessary taxes .

AND WHEREAS in the above referred circumstances and by virtue of inheritance the said Smt. Madhumati Sanyal, Smt. Arunima Dutta, Smt. Suranjana Chattapodhyay became the joint owners of said property said Smt. Madhumati Sanyal, Smt. Arunima Datta, Smt. Suranjana Chattapodhyay executed a Deed of gift measuring about 3 Chattaks vastu land with structure out of 3 Kattahs 9 Chattaks 2 sqft and particularly described in the schedule here under written as premises No-883, Purbachal Road, P.O. Haltu, P.S. Kasba, at present Garfa, Kolkata- 700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 106 Assessee No- 311061708836, in favour of Sri Priyotosh Sanyal which was registered & recorded in the office of the District Sub-Register-III, at Alipore South 24

Parganas, dated on 8.7.2019, vide Book No-1, Volume No.1603/2019, Pages No.70881 to 70903, Deed No2224 for the year 2019.

AND WHEREAS said Sri Priyotosh Sanyal executed a Deed of gift measuring about 3 Chattaks bastu land with structure out of 3 Kattahs 9 Chattaks 2 saft and particularly described in the schedule here under written as premises No-884, Purbachal Road, P.O. Haltu, P.S. Kasba, at present Garfa, Kolkata- 700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 106 Assessee No- 311061711495, in favour of Madhumati Sanyal, Smt, Arunima Dutta, Smt. Suranjana Chattopadhyay which was registered & recorded in the office of the District Sub-Register-III, at Alipore South 24 Parganas, dated on 8.7.2019, vide Book No. 1, Volume No.1603/2019, Pages No.71775 to 71796, Deed No.2226, for the year 2019.

AND WHEREAS after the said two separate deed of gift vide No-2224/2019 and 2226/2019 in respect of portion of premises No-383, Purbachal Road, P.O. Haltu, P.S. Kasba, at present Garfa, Kolkata- 700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 106 Assessee No- 311061708836, and another portion of premises No-884, Purbachal Road, P.O. Haltu, P.S. Kasba, at present Garfa, Kolkata- 700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 106 Assessee No- 311061711495, having been duly amalgamated by the Kolkata Municipal Corporation and two premises come to one premises being premises No-884, Purbachal Road, P.O. Haltu, P.S. Kasba, at present Garfa, Kolkata- 700078, District 24 Parganas South, land measuring about 7 (Seven) Kathas 2 (Two) Chattaks 4 Saft. together with a pucca building and newly Assessee No- 311061711495, in the name of Sri Priyotosh Sanyal, Smt. Madhumati Sanyal, Smt. Arunima Dutta, Smt. Suranjana Chattopadhyay.

AND WHEREAS the said property after amalgamating jointly mutated land measuring about 7 Kattahs 2 Chattaks 4 saft with pucca structure in the office of the Kolkata Municipal Corporation being premises No-884, Purbachai Road, P.O. Haltu, P.S. Kasba, at present Garfa, Kolkata- 700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 106 Assessee No- 311061711495 in favour of said Sri Priyotosh Sanyal, Smt. Madhumati Sanyal, Smt. Arunima Dutta, Smt. Suranjana Chattopadhyay.

AND WHEREAS the above mentioned said Sri Priyotosh Sanyal, Smt. Madhumati Sanyal, Smt. Arunima Dutta, Smt. Suranjana Chattopadhyay herein the First part are the joint owners & possessors of the total land area measuring more or less 7 (Seven) Kathas 2 (Two) Chattaks 4 Saft. together with a pucca building standing thereon and particularly described in the schedule here under written lying, situated at Mouza -Garfa, J.L No. 19, R.S. No-2, Touzi No-155, comprised in Sabek Dag No-1504, Hal Dag No. 1805, under Sabek Khatian No.884, Hal Khatian No-1448, proposed G+ III multi-storied building to be built over there to be known of Block-II, now being Kolkata Municipal Corporation premises No.884, Purbachal Road, P.O. Haltu, P.S. Kasba, at present Garfa, Kolkata- 700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 106 Assessee No-311061711495.

AND WHEREAS the owners i.e. the First Part herein for better living, intended to develop the said plot of land measuring 7 (Seven) Kathas 2 (Two) Chattaks 4 Saft. more or less there by constructing a G+III multi storied building comprising flats/units, car parking space etc after obtaining sanction plan from competent authority but after having realized involvement of huge fund, man power and lack of technical knowledge in the proposed project, the owners i.e. the First Part herein have jointly decided to enter into an agreement with a Developer/Promoter who would be able to undertake the said project at its

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own cost and expenses and considering the experience of the M/S. SWARNA REALTORS PRIVATE LIMITED, (Pan card no. AIDPM1900E), a proprietorship Firm having its registered office at 17/A, Rajdanga Gold Park, P.O. - E.K.P.T P.S. - Kasba, Kolkata - 700107, represented by its sole proprietor namely SRI SUKHENDU MAITRA, son of late Adhir Chandra Maitra, residing at 304, Sarat Park, Nabapally. P.O. - Haltu P.S. -Kasba Kolkata - 700107, the second part herein, has agreed to enter into an agreement for Development with certain terms and conditions with the First Part and explicit in the First Schedule hereunder written.

AND WHEREAS after having worked out the feasibility of the project, and satisfied with the right, title and interest of the owners i.e. the first part herein in the said property the DEVELOPER/PROMOTER i.e. the second part herein has agreed to undertake the project and to obtain necessary sanction and permissions from K.M.C. for construction of a G+III multi-storied building on the said premises after demolishing the existing structure at his own cost, expenses and risk.

THE OWNERS FURTHER DECLARE :-

- a. There are no suits and/or proceeding and/or litigation pending in respect of the premises or any part thereof.
- b. No person other than the owners has any right, title and interest of any nature whatsoever in the said premises or any part thereof.
- c. The right, title and interest of the owners in the premises are free from all encumbrances whatsoever and they have a good and marketable title thereto.
- d. There is no thika tenant in the premises and the owners have received no notice of any such claim or proceedings.

STAMPED AND SIGNED
 BY: [Signature]
 DATE: 2013-08-05

- e. *No part of the premises has been or is liable to be acquired under the Urban Land (ceiling & Regulations) Act. 1976 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.*
- f. *The said property stands free from all encumbrances, charges, liens etc. having free marketable title to transfer the said property or any part thereof by the owners to any person or persons.*
- g. *The premises or any part thereof is at present not affected by any requisition or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice of intimation about any such proceeding has been received or come to the notice of the owners.*
- h. *Neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of law or due to Income Tax, Revenue or any other public demand.*
- i. *The owners have not in any way dealt with the premises whereby the right, title and interest of the owners therein is or may be affected in any manner whatsoever.*
- j. *There are no debottar Trust, Wakfs, tombs, mosques, Burial grounds and/or any charge or encumbrances relating to or in the premises or any part thereof.*

NOW THIS INDENTURE WITNESSETH :-

THE OWNERS shall mean and include 1. SRI PRIYOTOSH SANYAL Pan-ALOPS0274P, son of Late Ashutosh Sanyal by faith- Hindu, by Nationality- Indian, by Occupation- Service, residing at 21, Purbachal Link Road, P.O. Haltu, P.S. Kasba at present Garfa, Dist. South 24 Parganas, Kolkata-700078, 2. SMT.

MADHUMATI SANYAL, Pan-BRNPS9313R, wife of Late Paritosh Sanyal, by faith- Hindu, by Nationality- Indian, by Occupation- House Wife, residing at 21/A, Purbachal Link Road, P.O. Haltu, P.S. Garfa, Dist. South 24 Parganas, Kolkata-700078, 3. SMT. ARUNIMA DUTTA Pan-BAVPD4878F, wife of Sri Tarun Kumar Dutta, by faith- Hindu, by Nationality- Indian, by Occupation- House wife, residing at 47/1, P. Majumder Road, P.O. Haltu, P.S. Garfa, Dist. South 24 Parganas, Kolkata-700078, 4. SMT. SURANJANA CHATTOPADHYAY, Pan-AIYPC4468Q, wife of Sri Subrata Chattopadhyay, by faith- Hindu, by Nationality- Indian, by Occupation- House wife, residing at 76/4, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Dist. South 24 Parganas, Kolkata-700078, of the land and premises mentioned hereinabove and their respective heirs executors, administrators, legal representatives, successors-in- interest and or assigns.

THE DEVELOPER/PROMOTER/CONFIRMING PARTY shall mean and include M/S. SWARNA REALTORS PRIVATE LIMITED, (Pan card no. AIDPM1900E), a proprietorship Firm having its registered office at 17/A, Rajdanga Gcld Park, P.O. - E.K.P.T P.S. - Kasba, Kolkata - 700107, being represented by it's sole proprietor namely SUKHENDU MAITRA, son of late Adhir Chandra Maitra, residing at 304, Sarat Park, Nabapally. P.O- Haltu P.S-Kasba Kolkata - 700107, hereinafter called, the DEVELOPER/CONFIRMING PARTY which includes it's successor or successors-in- interest, legal representatives, nominees and/or assigns.

THE PURCHASERS shall mean and include his/her/their respective heirs, exacutors, administrators, legal representatives, successor or successors-in-interest, and/or assigns.

LAND shall mean ALL THAT piece and parcel or homestead land area measuring more or less 7 (Seven) Kathas 2 (two) Chattaks 4 Sqft. together with a pucca building standing thereon lying , situated at Mouza -Garfa, J.L No. 19, R.S. No-

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2, Touzi No-155, comprised in Sabek Dag No-1504, Hal Dag No. 1805, under Sabek Khatian No. 884, Hal Khatian No-1448 now being Kolkata Municipal Corporation premises No-884, Purbachal Road, P.O. Haltu, P.S. Kasba, at present Garfa, Kolkata- 700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 105 Assessee No- 311061711495 more fully described in the Schedule hereunder written, free from all encumbrances, claims, demands action etc. more fully described in the schedule hereunder written and clearly shown in the Map/Plan annexed hereto marked with RED border. PLAN shall mean the plan to be sanctioned and approved by the Kolkata Municipal Corporation and shall also, wherever, context permits, include such plans, drawings, designs, elevations and specification to be prepared by the Architect, including any variations/modifications therein if any.

PROJECT shall mean the work or development undertaken by the Developer in pursuance thereof till the development of the premises be completed and possession of the complete unit/flat is taken over by the respective flat/unit owners.

BUILDING shall mean the said proposed G-III multistoried building to be constructed on the land, with good quality of building material comprised in the said premises fully mentioned and described in the schedule 'A' hereunder written.

THE SAID PREMISES shall mean and include ALL THAT piece and parcel or homestead land area measuring more or less 7 (Seven) Kathas 2 (two) Chattaks 4 Saft. together with a one storied building standing thereon lying, situated at Mouza -Garfa, J.L No. 19, R.S. No-2, Touzi No-155, comprised in Sabek Dag No-1504, Hal Dag No. 1805, under Sabek Khatian No. 884, Hal Khatian No-1448 proposed G-III ^{multi-} storied building to be built over there to be known as Block-II now being Kolkata Municipal Corporation premises No-884, Purbachal Road,

P.O. Haltu, P.S. Kasba, at present Garfa, Kolkata- 700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 106 Assessee No- 311061704495 more fully described in the Schedule hereunder free from all encumbrances, claims, demands action etc. more fully described in the schedule hereunder written and clearly shown in the Map/Plan annexed hereto marked with RED border and includes all common areas and/or parts and facilities thereof.

OWNERS ALLOCATION/AREA shall mean and include 50% (fifty percent) of total sanctioned F.A.R by the K.M.C i.e. the entire first floor of Block-II and 50% of the third floor i.e. top floor owners will get one 2BHK flat each along with 50% of total sanctioned car parking space in the ground floor including undivided, impartible, proportionate share of land underneath attributable to the said area of the owners of the proposed multistoried residential building.

DEVELOPER/PROMOTER'S area shall mean remaining 50% (fifty percent) of the sanctioned covered area i.e. the entire second floor and 50% of the third floor i.e. top floor along with 50% of the total sanctioned car parking space in the ground floor include common areas, parts, passages, space etc. along with undivided impartible proportionate share of land.

OWNERS' MONETARY CONSIDERATION in addition of the 50% share area in the proposed G+III, Multi storied building as owners allocation as stated above the owners herein shall be entitled to receive a total sum of Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand) only from the Developer as nonrefundable consideration money to be paid in the manner hereinafter written for the amalgamated premises No-884, Purbachal Road, Kolkata as morefully described in the Schedule-"B-I".

- i) Simultaneously with the execution of this Development Agreement the Developer has paid a sum of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand) only by cheque out of total sum of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand) only shall be non-refundable amount.
- ii) The balance sum of Rs. 10,00,000/- (Rupees Ten Lakhs) only to be given to the owners as non-refundable money at the time of getting the sanction building plan to the Kolkata Municipal Corporation for Block-II.

NO ALTERNATIVE ACCOMMODATION Before commencement of construction of the proposed G-III multi-storied building/s of the Block-II, the Developer must hand over the owners their allotted share of flats etc of Block-I complete in all respects with all facilities and only then the owners will vacate their existing place of residence for the purpose of construction of Block-II project over there and the said project of Block II will be completed within 18 (Eighteen) months the maximum time allotted from handing over the flats of Block-I projects to the owners and thereafter demolishing the structure over there the Block-II work will start.

REGULARISATION OF DOCUMENT The Developer has agreed to regularize all the documents pertaining to the said properties including mutation in BI & LRO and KMC office at his own costs and expenses and also has agreed to pay all the Municipal taxes, rates and other outgoing including charges for amalgamation etc.

THE FLAT/UNIT shall mean and include the absolute right, title or interest in the said flat/unit and the properties appurtenant thereto and the proportionate undivided ownership in the land underneath the said building together with the common areas and parts and easements granted and/or to be enjoyed by the owners and other purchasers/s subject to the easements reserved to the owners and the Developer/ Promoter and/or the obligations to be observed by

the owners and other purchasers/s and payment of the proportionate common expenses and costs of maintenance herein.

THE SAID FLAT/UNIT shall mean and include the absolute right, title or interest of and in the said flat/unit and the properties appurtenant thereto and the proportionate undivided ownership in the land underneath the said building together with the common areas and parts and easements granted and/or to be enjoyed by the owners and other purchaser/s subject to the easements reserved to the owners and the Developer/Promoter and/or the obligations to be observed by the owners and other purchaser/s and payment of the proportionate common expenses and costs of maintenance herein.

PROPERTIES APPURTENANT THERETO shall mean and include the common areas and/or parts and/or amenities and facilities of the said G-lli building ^{multi-story} together with the easements rights hereby granted and/or to be enjoyed by the owners and other purchasers/s as morefully mentioned in the schedule hereunder written and the proportionate undivided share, right, title and interest in the land underneath the said building and premises.

SUPER BUILTUP AREA shall mean and include proportionate share of common services and the built up areas of the flat calculating measurement from outer wall to the outer wall including staircase landing and other constructed common areas.

COMMON EXPENSES shall mean and include all expenses to be incurred by the co-owners for the maintenance, management and up-keep of the said building and premises and/or expenses for common purpose of the co-owners including those mentioned in the schedule hereto upon completion and handing over of the flats to respective owner.

COMMON PURPOSES shall mean the purpose of managing and maintaining the said building and premises and in particular the common areas and parts

thereof collection and disbursement of money from co- owners in common interest and in relation to their mutual rights and enjoyment of their respective flats and/or undivided portions or land exclusively and the said building and easements appurtenant thereto.

COMMON AREAS AND PARTS shall mean and include the portions of the land building or structures described in the schedule hereunder written to be used and enjoyed in common with others.

EASEMENT GRANTED TO THE CO-OWNERS shall mean those easements, Quasi-easements right to be granted by the owners/owners to the purchasers/s as mentioned and described in the schedule hereunder written.

COMMON USER RIGHT TO COMMON PASSAGE OR PATHWAYS shall mean the right of common user of the common paths, passages entrances and areas to be enjoyed with the owners or occupiers of other flats of the said building. This also comes within the expression 'common Areas' which includes corridor, passage, stair case, stair landing, electric meter room, lift, lift shaft, pump room, water reservoir, over head water tank, and all other common areas, including terrace/ roof, space and attachments to be used commonly by the occupants of the building with easement rights as mentioned in the Schedule hereunder written.

FORCE MEJURE CLAUSE shall mean and include earth quake, tempest, flood, fire and other natural calamities.

SYNDICATE shall mean the association or a scheme for forming an association of all the owners of flats including an ad-hoc committee for interim period if and when formed in future for the purpose of the said building and properties appurtenant thereto and all its affairs including repairs, maintenance, up-keep and protection as well as payment of taxes and all other common purposes.

AVDOCATE shall mean and include SUBODH BISWAS and his associates at Panchpota, Deshbandhu Nagar Block-A, P.O. Panchpota, P.S. Sonarpur, Dist. South 24 Parganas, Kolkata-700152.

NOW THIS AGREEMENT FURTHER WITNESSETH AS FOLLOWS:

1) The Developer has approached the owners with an offer to develop the said land and expressed his desire to construct G-III multi storied building on the said land by two phases i.e. Block – I (Premises No.04 Purbachal Road) and Block – II (Premises No.884 Purbachal Road) accordingly the owners have appointed the said M/S. SWARNA REALTORS PRIVATE LIMITED, (Pan card no. AIDPM1900E), a proprietorship Firm having its registered office at 17/A, Rajdanga Gold Park, P.O. - E.K.P.T P.S. – Kasba, Kolkata - 700107, being represented by its proprietor namely SRI SUKHENDU MAITRA, son of late Adhir Chandra Maitra, residing at 304, Sarat Park, Nabapally. P.O- Haltu P.S-Kasba Kolkata - 700107, i.e. the second part as the Developer to Develop the said land by construction of a G+III storied building comprising flat/units, car parking space etc on ALL THAT piece and parcel or homestead land area measuring more or less 7 (Seven) Kathas 2 (two) Chattaks 4 Sqft. together with a one storied building standing thereon lying, situated at Mouza -Garfa, J.L No. 19, R.S. No-2, Touzi No-155, comprised in Sabek Dag No-1504, Hal Dag No. 1805, under Sabek Khatian No. 884, Hal Khatian No-1448 now being Kolkata Municipal Corporation premises No-884, Purbachal Road, P.O. Haltu, P.S. Kasba, at present Garfa, Kolkata- 700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 106 Assessee No-311061711495 more fully described in the schedule hereunder written and free from all encumbrances claims, demands action etc the "said property" and Developer/Promoter Has accepted such appointment on the terms and conditions hereunder contained.

- 2) DEVELOPMENT OF THE PREMISES TO BE DONE IN THE FOLLOWING MANNER:-
- a) The Developer has agreed to pay a sum of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand) only for the Block-II of the said premises as non-refundable money to the owners immediately after getting the sanctioning plan of both the amalgamation premises No-4 & 884 i.e. Purbachal Road (i.e. Block-I & Block-II) from K.M.C and on or after execution of this agreement the owners shall hand over the original Deeds and other relevant documents of title relating to Block-II(i.e. 884 Purbachal Road) to the Developer for promoting purposes.
- b) At any time hereafter the Developer shall have the right and shall be entitled to enter upon the premises and do soil testing and all other preparatory works as may be necessary for the construction of the proposed G+III multi storied residential building according to sanction plan at the costs and expenses of the Developer.
- c) The Developer shall at its own costs and expenses shall prepare the plan and get approval of the same of the owners and construct the proposed G-III multi-storied building over the aforesaid premises after request getting sanction plan from K.M.C.
- d) The plan for the new building shall be got prepared by the Architect and shall be submitted to the Kolkata Municipal Corporation within 6 (Six) months for necessary sanction in the name of the owners and at the costs and expenses of the Developer subject to getting all clearance and no objection. The Developer shall also cause such change/s to be made in the plan as the Architect may advice, which must be approved by the concerned authorities from time to time and all expenses shall be borne by the Developer.

- e) *From the date of getting the sanction plan of the proposed G+III multistoried building from the Municipal authority or after handingover the Block-I flats to the owners complete in all respects, which ever is later, the Developer shall complete the construction of the said proposed G-III multi-storied building of Block II, within 18th months (Eighteen) months the maximum time allowed from sanction of this building plan at his own cost and expenses in accordance with the sanction plan and as per the specifications mentioned in separate sheets attached hereto and shall deliver possession of the owners allocation to the owners in a habitable condition and complete in all respect as per the particulars mentioned in the specifications attached hereto with such reasonable changes as may be obligations hereunder written and also subject to force majeure clause, and in that event such time stipulation shall be extended further if necessary for another period of 6 (six) months only. However if the Developer fails to complete the project within the stipulated time subject to force majeure clause in that event, the Developer shall pay to the owners Rs.30,000/- (Rupees Thirty Thousand) only per month as liquidated damage/compensation till such time the project is completed in all respect and the owners' allocation is handed over to the owners to their full satisfaction.*
- f) *The owners shall give their consent to the modification of sanction of the plans necessary and shall give such other consents, sign such papers, documents deeds and undertaking and render such co-operation, as may be required by the Developer for modification of building sanction plan or otherwise for the construction and complete of the New Building, i.e. the project at the cost of the Developer.*
- g) *The owners have agreed to undertake their names mutated in the records of the Kolkata Municipal Corporation and in case it be required*

to pay any outstanding dues to the Kolkata Municipal Corporation or any other outgoings and liabilities in respect of the premises, the Developers shall pay such dues and bear the costs and expenses thereof and all such expenditures would be borne by the Developer in this connection as agreed.

- h) Upon being inducted into the premises, the Developer shall be at liberty to do all works as be required for the project and to utilize the existing facilities if any in the premises at its own costs and expenses.
- i) On and after the delivery of possession of the premises by the owners to the Developer, the Developer shall be entitled to use the premises for setting up a temporary site office and/or quarters for its watch and ward and other staff and shall further be entitled to put up boards and signs advertising the project, but no mobile tower on the roof of proposed G+III multi storied building is allowed. It is clarified that at any time after the execution hereof, the owners shall permit the Developer to enter upon the premise to survey the same, cause soil testing and all other work at the cost and expenses of the Developer.
- j) The whole construction shall be made by the Developer according to sanction plan in the Block-II G+III Multi storied residential building with good quality building materials and after completion of the said building, the Developer undertakes to handover the re-possession of the owners' Allocation as mentioned above within the stipulated time in default the Developer shall pay the compensation to the owners @ Rs. 30,000/- (Rupees Thirty Thousand) only per month or the owners will enforce specific performance of contract as the time is essence of contract.
- k) The owners area shall be constructed by the Developer for and on behalf of the owners and/or for their nominees. The rest of the area of the

proposed building shall be constructed by the Developer for and on behalf of itself and/or its nominees. The whole construction shall be made by the Developer according to sanction plan in the Block-II G+III Multi storied residential building of the premises No-884, Purbachal Road, Kolkata and after completion of the said building, within stipulated time undertake to handover or re-possession of the owners' Allocation of Block-II project as stated above in default the Developer shall liable to pay the sum Rs. 30,000/- (Rupees Thirty Thousand) only as liquidated compensation or damage or the owners have right to enforce the specific performance of contract as the time is essence of contract.

- l) The owners shall be entitled to the units comprised in the owners allocation in the New Building TOGETHER WITH the undivided proportionate share in the common portions of the land of the New Building and balance area shall belong to the Developer or the intending purchaser.
- m) The owners and the Developer shall be entitled absolutely to their respective area and shall be at liberty to deal therewith in any manner they deem fit inherent in the ownership flat scheme. They will also be at liberty to enter into agreement for sale of their respective area SAVE that the owners shall adopt the same agreement as the Developer may adopt in it's agreement with the owners of the Developer's area at least in so far as the same relates to common portions, common areas and common expenses and other matters of common interests. At any time after delivery of possession to the owners of the owners area the undivided, impartible, proportionate share in the land shall be retained by the owners and the balance undivided impartible proportionate share in the land shall be sold and conveyed absolutely by the owners to the Developer and/or it's nominees and the consideration for the

same shall be the cost of construction of the owners area and no further amount except mentioned under the "OWNERS ALLOCATION" shall be payable to the owners. The costs of preparation, stamping and registration of the conveyance shall be borne and paid by the respective purchaser/Transferee.

- n) The construction of the proposed G+III Multi storied building in the premises No- 884, Purbachal Road, (i.e. Block-II) will start immediately after hand over the owners allocation of Block-I to the owners in a habitable condition in all respect and demolishing the structure over then at the cost and expenses of the Developer and Block-II project will be completed within 18 (Eighteen) months from the ~~the~~ the maximum time allowed for such purpose.

STATUTORY PARA FOR DEVELOPMENT AGREEMENT

Be it noted that by this Development agreement and the related Development power of attorney, the Developer shall only be entitled to receive consideration money by executing agreement/final document for transfer of property as per provisions laid down in the said documents as a Developer without getting any ownership of part of the property under schedule. This Development agreement and the related Development power of attorney shall never be treated as the agreement/final document for transfer of property between the owners and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

1. IT IS FURTHER CLARIFIED AS FOLLOWS:-

- a) In accordance with law and as required by the authorities concerned such as Kolkata Municipal Corporation and the Calcutta Electric Supply Corporation, the Promoter /Developer shall bear all costs, charges and expenses to carry out the work of development of the said property and

construction and completion of the said G+III multi-storied building including drainage system, laying of cables, water pipes and obtaining connection for electricity as might be necessary and required under the plans, sanction permissions of the authorities concerned and would make the said G+III multistoried building fit for occupation and useful in all respects of the amalgamated premises No-884, Purbachal Road, Kolkata-700078, (previously known as premises No- 883 and premises No-884, Purbachal Road, Kolkata-700078).

- b) Upon completion of the new building thereof and/or floors therein from time to time the Developer shall maintain and manage the same in accordance with such rules as may be framed and be in conformity with the other building containing ownership flats till an association and/or Housing society is formed. The Developer and the owners and/or other purchasers/Transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoing in respect of the maintenance and management and upon formation of such association and/or Housing society, the Developer shall hand over all such responsibilities in favour of the association and/or Housing society for future management and maintenance.
- c) If so required by the Developer the owners shall join and/or cause such persons as may be necessary to join as confirming parties in any documents, conveyance and/or any other documents of transfer that the Developer may enter into with any person who desires to acquire flats/units comprised in the Developer's Allocation and similarly the Developer shall join in respect of the owners' Allocation.

- d) *The Developer shall keep the owners harmless and indemnified in respect of any loss, damage, costs, claims, charges and proceedings, that may arise in pursuance hereof including.*
- i) *All claims or demands that may be made due to anything done by the Developer during construction of the New Building including, claims by the owners of adjoining properties, for damage to their building.*
 - ii) *All claims and demands of the suppliers, contractor, workmen and agents of the Developer, on any account whatsoever, including any accident or other loss and any demand and/or claim made by the unit owners of the Developer's area under no circumstances and in no occasion the owners shall be responsible for in any such acts and actions of the developer and any moment and any manner whatsoever.*
 - iii) *Any action taken by the corporation and/or any other authority for any illegal or faulty construction or otherwise of the New Building even after the handing over the flats and the building to the owners and other unit holders The Developer shall be responsible according to law and Developer shall face the consequences thereof.*
- e) *The owners shall keep the Developer save, harmless and indemnified in respect of any loss, damage, costs, claims, charges and proceedings, that may arise in connection with the title or any other matter related thereto the said property more fully described in the schedule "A" hereunder written.*
- f) *That if the property or any part thereof is found to be encumbered or not free from all charges, claims, liens as well as having no marketable*

title in that event the owners herein shall be liable to all acts and deeds to make marketable title of the said property at their own costs and expenses or the owners shall pay to the Developer the amount so incurred to rectify the defect, with statutory interest accrued thereon upon production of valid documents, receipts etc. by the Developer.

g) That the owners herein will be liable to execute and register a General power of attorney at the cost and expense of the Developer i.e. M/S SWARNA REALTORS PVT LTD (Pan card no. AIDPM1900E), a proprietorship Firm having its registered office at 17/A, Rajdanga Gold Park, P.O. - E.K.P.T P.S. - Kasba, Kolkata - 700107, being represented by it's sole proprietor namely SRI SUKHENDU MAITRA, son of late Adhir Chandra Maitra, residing at 17/A, Rajdanga Gold Park, P.O- E.K.P.T P.S. - Kasba, Kolkata -700107, i.e. the second part as the Developer on or after execution of this agreement for Development having right and power to act, Deed and things as may be necessary in respect of the said property and/or any part thereof together with right to sign, execute and register the Deeds of conveyance, Deed of Agreement for sale in respect of Developer's share/allocation ^{only} together with the undivided proportionate share of the land of the said premise in the proposed building in favour of any intending purchaser/s on behalf of the owners and such power of attorney shall not be revoked and/or cancelled by the owners herein till the completion of the building and the Developer's share/allocation, is sold and transferred by execution and registration of Deed of conveyance as the case may be.

h) It is declared between the parties herein that any of the terms which may prove to be in executable and not practical for any purpose, may be deleted or omitted or may be rectified altered and modified by the parties herein on mutual consent.

- i) *Simultaneously with the execution hereof, the owners has granted to the Developer power of Attorney, authorizing the Developer to do act as be necessary for the project and/or in pursuance thereof and/or on behalf of the owners for Developing the premises No-883 and 884, Purbachal Road, Kolkata as of Block-II.*
- j) *The Developer shall indemnify and keep the owners indemnified in respect of all costs, expenses, damages, liabilities, claim and/or proceedings arising out of any act done by the Developer in pursuance of the authorities/ power granted as aforesaid. The owners will have no obligation to financial claim or other legal violation of the project.*
- k) *The power and/or authorities granted as aforesaid shall remain irrevocable during the subsistence hereof for this project.*
- l) *The owners shall give such co-operation to the Developer and sign such papers, confirmation and/or authorities as may be reasonably required by the Developer from time to time for the project at the costs and expenses of the Developer.*
- m) *In case any of the parties herein is unable to fulfill their/its obligations hereunder, within the time hereinabove due to any reason beyond their/its control, then and in such event, the time for the performance of their/its obligations shall be extended for maximum period of 6 (Six) months as aforesaid.*
- n) *In case any of the parties hereto commit any default in fulfillment of their/its obligations contained herein, then and in such event, the other party shall be entitled to specific performance and/or damages.*
- o) *The Developer herein with the strength of this Agreement or Power of Attorney or the original Deeds handed over to him shall not be entitled to obtain any loan from any Bank, Financial institutions keeping the*

said property as a security for re-payment any loan of for construction of the proposed G+III proposed building but the Intending purchaser/s of the Developers allocation will be able to apply for grant of loan from banks, financial institution etc if so necessary for purchasing flat in the proposed building.

- p) This Agreement shall never be construed or considered to be any partnership business.*
- q) By and under this agreement for development the owners agreed with the Developer for the development of the said property inter alia on the condition that the Developer shall be entitled to develop the said property at its own cost and expenses and risk according to the sanctioned building plan to be obtained from the Kolkata Municipal Corporation and will realize the cost of construction of the development by selling the flats allotted to the Developer except the portions allotted to the owners to be constructed there at and shall not claim any money on that account from the first part i.e. the owners herein.*
- r) By virtue of this instant Agreement the Developer/Promoter shall get a plan sanctioned the competent Authority and/or from the Kolkata Municipal Corporation for the purpose of construction of the proposed G+III multi-storied building and shall hand over a copy thereof to the owners for their perusal be for commencing construction work.*
- s) If the Developer gets any additional sanction for additional area in that even such additional portion/area shall be shared by the owners and the Developer herein in the manner to be settled in between the parties herein other than the allocation as stated above in the preceding paragraph.*

said property as a security for re-payment any loan of for construction of the proposed G+III proposed building but the intending purchaser/s of the Developers allocation will be able to apply for grant of loan from banks, financial institution etc if so necessary for purchasing flat in the proposed building.

- p) This Agreement shall never be construed or considered to be any partnership business.
- q) By and under this agreement for development the owners agreed with the Developer for the development of the said property inter alia on the condition that the Developer shall be entitled to develop the said property at its own cost and expenses and risk according to the sanctioned building plan to be obtained from the Kolkata Municipal Corporation and will realize the cost of construction of the development by selling the flats allotted to the Developer except the portions allotted to the owners to be constructed there at and shall not claim any money on that account from the first part i.e. the owners herein.
- r) By virtue of this instant Agreement the Developer/Promoter shall get a plan sanctioned the competent Authority and/or from the Kolkata Municipal Corporation for the purpose of construction of the proposed G+III multi-storied building and shall hand over a copy thereof to the owners for their perusal before commencing construction work.
- s) If the Developer gets any additional sanction for additional area in that even such additional portion/area shall be shared by the owners and the Developer herein in the manner to be settled in between the parties herein other than the allocation as stated above in the preceding paragraph.

- t) In case of any dispute arising out of the interpretation of any of the contents of this agreement or any other matter related thereto, the same shall be referred to Arbitration by an Arbitrator to be appointed by both the parties, who will act according to the provisions as envisaged in the Indian Arbitration and Reconciliation Act and whose appointment, only Alipore Civil Court having jurisdiction over the said property shall have jurisdiction and try all actions, suits, proceedings arising out of this agreement.
- u) Completion certificate (C.C.) to be provided by the Developer to the owners at his own cost and expense before handing over 50% share of flats to the owners along with agreed share of car parking space and that should be within stipulated period as referred in regarding owners allocation in the preceding paragraph.

SCHEDULE A

(DESCRIPTION OF THE PROPERTY)

ALL THAT piece and parcel or homestead land area measuring more or less 7 (Seven) Kathas 2 (Two) Chattaks 4 Sqft. together with a ^{500 Sqft} pucca building standing thereon and particularly described in the schedule here under written lying, situated at Mouza -Garfa, J.L No. 19, R.S. No-2, Touzi No-155, comprised in Sabek Dag No-1504, Hal Dag No. 1805, under Sabek Khatian No.884, Hal Khatian No-1448, proposed G+ III multi-storied building to be built over there to be known of Block-II, now being Kolkata Municipal Corporation premises No.884, Purbachal Road, P.O. Haitu, P.S. Kusba, at present Garfa, Kolkata-700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 106 Assessee No-311061711495, more fully described in the Schedule hereunder free from all encumbrances, claims, demands action etc. more fully described in the schedule hereunder written and clearly shown in the Map/Plan annexed hereto marked with RED border butted and bounded as follows:-

ON THE NORTH:- 23 or 75 purbachal Road.

ON THE SOUTH:- 4 purbachal Road.

ON THE EAST:- 77e, purbachal Road or 12' wide purbachal Rd.

ON THE WEST:- 12' wide purbachal Road.

Dore L. S. K. S. K.

SCHEDULE -B

(OWNERS'S ALLOCATION/AREA)

OWNERS' ALLOCATION/AREA shall mean and include 50% (fifty percent) of total sanctioned F.A.R by the K.M.C i.e. the entire first floor and 50% of the third floor i.e. top floor along with 50% of total sanctioned car parking space including undivided, impartible, proportionate share of land underneath attributable to the said area of the owners of the proposed building. The parties herein have agreed to execute and sign a development Agreement in that regard, if necessary.

SCHEDULE B-1

OWNERS' MONETARY CONSIDERATION OWNERS' MONETARY

CONSIDERATION beside the 50% share area in the proposed G+11i, Multi storied building as owners allocation as stated above the owners herein shall be entitled to receive a total sum of Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand) only from the Developer as nonrefundable consideration money to be paid in the manner hereinafter written for the amalgamated premises No-884, Purbachal Road, Kolkata as morefully described in the Schedule-".

- i) Simultaneously with the execution of this Development Agreement the Developer has paid a sum of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand) only out of total sum of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand) only shall be non-refundable amount.
- ii) The balance sum of Rs. 10,00,000/- (Rupees Ten Lakhs) only to be given to the owners as non-refundable money at the time of getting the

sanction building plan from the Kolkata Municipal Corporation for Block-II.

SCHEDULE -C

(DEVELOPER'S ALLOCATION/AREA)

DEVELOPER/PROMOTER'S area shall mean remaining 50% (fifty percent) of the sanctioned covered area i.e. the entire second floor and 50% of the third floor i.e. top floor (No- of flats etc to be mentioned later on) along with 50% of the total sanctioned car parking space in the ground floor include common areas, parts, passages, space etc. along with undivided impartible proportionate share of land of the amalgamated premises No-883 and 884, Purbachal Road, Kolkata-700078.

SCHEDULE -D

(PARTICULARS OF EASEMENTS, PRIVILEGES AND COMMON AMENITIES REFERRED TO ABOVE FOR THE BENEFICIAL USE AND ENJOYMENT OF THE FLATS/UNITS BY ALL THE CO-OWNERS).

1. All right and privileges of vertical and lateral support, easements, quasi-easements appendages and appurtenances belongings and/or appurtenances to the said flat which will be usually held used occupied or enjoyed therewith or known as part or parcel thereof or appertaining thereto which are hereinafter morefully specified excepting and reserving unto the Vendor, the promoter and Owners of the other flats right etc. more particularly set out in the Schedule hereinafter referred.
2. The right of use in common with the vendors, Developer and other persons deriving title under and the owners and occupiers of other flats regarding use and enjoyments of the common space, main entrances, drains, sewers, pipe lines, electric lines and other common parts and passages
3. The right of protection of the said flat/unit by and from other flats/units or portions thereof so far as it can protect the same.

- a. *The right of ingress and egress from the entrances, passages of the said premises in common with the purchasers.*
- b. *The right with workmen and materials of entry into the said flat/unit for the purpose or repairing, replacing cleaning and inspection, so far as may be necessary, allows any pipes, drains, wires conducts, installed or passed through the said flat/unit.*

SCHEDULE 'E'

(The right of easement and privileges reserved to the owner and Promoter).

1. *The right to make such variation and/or modification in the plan, specification, or construction of the proposed building as may necessary to be done at the instance of the Government. The Municipal Corporation or any other local authorities or under any structure or due to any eventually or under the advice of the Architect or otherwise without resource to or hindrance or objection or claim by or on behalf of the purchasers but without causing any loss or damages to the purchasers.*
2. *The right in common with the purchasers and or other person/persons entitled to the other part or parts of the said proposed building including ingress to and egress out of the said building bearing and paying common expenses for their maintenance with other occupiers of the said building.*
3. *The rights of passage in common with the Purchasers/and the other persons as aforesaid or electricity, water, telephone and soil pipes from and to any part or other parts or part of the said building through the pipes, drains, wires, conduits, cables P.V.C pipe line and posts lying or being in under through or over the said building and the land appurtenant thereto or alongside thereof as for as may be reasonably necessary but without any damage to the said building and the occupation of other persons of other portion or portions of the said building and bearing and paying common expenses for the maintenance of the common passage and other facilities with the other occupiers of the building.*

4. The right with or without workmen with the necessary materials to enter from time to time upon the said property but without causing any inconvenience to occupiers thereof for laying pipes drains wires and conduits as aforesaid and for the purpose of repairing including inspection thereof. Provided always that the Vendors and promoter and/or such other person or persons shall give to the Purchasers a prior fortnight written notice of their intention for such entry as aforesaid.
5. The right of protection of other portion or portions of the said building by all its parts or otherwise in any manner to lessen or diminish the support at present enjoyed by other part or parts of the said building.
6. The right to form an ad- hoc committee or Association of all the flats and car parking spaces owners for the purpose or maintenance of the building and/or management of its affairs and thereby be relieved and discharged and from all obligations of the Vendors and Promoter and so that all such rights and obligations shall be deemed to have vested in the said Ad – hoc committee or Association with immediate effect.

SCHEDULE 'F'

(The covenants conditions and obligations to be observed and performed by the all the co-owners.)

1. All the co-owners shall maintain at his/her own costs the said Flat/Unit in good condition and order and shall abide by all laws, bye- laws, rules and regulations of the Central/state Government, concerned Municipal Authority and other statutory authorities or local body and shall attend answer and be responsible for all deviations, violations and breach of any other statutory conditions of the law, rules and regulations and shall preserve and perform all the terms and conditions herein contained, and in so far as the said flat/unit is concerned and keep the owner and the Promoter fully indemnified against all claims, demand, sanctions, proceedings and liabilities in respect thereof.

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2. All the owners shall, until conversion of the entire proposed building under the provisions of the Apartment Ownership Act or any other mode of management and the rules thereunder, contribute and pay the proportionate share towards Municipal Taxes, Multistoried building tax, surcharge, and all other taxes and imposition that may be levied by the Central or State Government or by any local body and also pay proportionate share towards the costs, expenses and out goings in respect of the common areas, parts, facilities, amenities and convenience which will be enjoyed by him/her/them in common with others and such apportionment shall be made by the Syndicate, House Owner Association, the limited company or incorporated body as made be formed in future on actuals which shall be final and binding on the co-owners.

2. The Purchasers shall not do or cause to be done any act or omission which may in any manner prejudice the rights of the owners or occupiers of the other flats and any portion of the said proposed building in any manner and in their peaceful and convenient enjoyment of their flats and car parking space.

2. The Purchasers and their servants and agents shall not in any way obstruct or cause to be obstructed the common areas, common parts, paths, passages, driveways, of the said premises nor store therein any rubbish or other materials, goods or furniture nor shall do or cause to be done any act deed matter or thing whereby the use and enjoyment of the common areas, parts, facilities and conveniences of the said premises be in any way prejudice affected or vitiated.

SCHEDULE 'G'

The recurring common expenses, costs and charges and other out goings to be paid in proportionate share by the co-owners of the Flats/Units

1. The Municipal rates and taxes, multi-storied or property tax/taxes and all others statutory charges and levies in respect of the said premises.
2. The expenses for maintaining and repairing the entire Flat/Unit and other areas adjacent thereto sewers, drains, gutters, rain water pipes,

electric wiring in or upon the said land enjoyed or used in common by the Vendors and the owners and occupiers together with the expenses for maintaining and repairing the passage, boundary walls, compounds landings etc.

3. The costs of repairing, white washing, colour washing, colour painting and decorating the exterior of the building and other parts and portions thereof.

4. The costs of cleaning and lighting the passages around the said flat or portions of the said proposed building.

5. The salaries of darwans, sweeper, electrician and other maintenance staffs.

IN WITNESS WHEREOF the parties hereto have put their respective sign, seal, and signature on the day month and year first above written.

SIGNED, SEALED AND DELIVERED BY

THE OWNERS/VENDORS, IN KOLKATA,

IN PRESENCE OF :

Tarun K Dutta

Pratam Banerjee
SIGNED, SEALED AND DELIVERED BY

THE DEVELOPER IN KOLKATA

Drafted by me.

Subodh Biswas
SUBODH BISWAS. WB-3408/1999.

ADVOCATE

ALIPUR JUDGE'S COURT, KOLKATA-700027.

Priyotosh Sangal

Madhumati Sangal
Arumima Dutta

Swarajana Chattopadhyay

Sachin Kaur

MEMO OF CONSIDERATION

Received from the within Developer a sum of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand) only.

Payment Details

By cheque no-102740 dt-24.09.2019
 AXIS Bank Ltd. Kasba Br.

2,50,000/-

M. Sanyal

Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand)only

WITNESS:

Priyotosh Sanyal.

1. Tarun Kumar Dutta
 47/1, P. Majumdar Road
 P.O.-Haltnu, Kel-78

Madhumati Sanyal
 Arunima Dutta
 Suranjana Chattopadhyay.

2. Pratann Banerjee
 15, Purilachal Link Road,
 Kolkata - 700 078

SIGNATURE OF THE OWNERS.

① IBHA SANYAL; AXIS; cheq NO: 184040; dt: 5/1/24; Rs. 5,00,000/-
 (Kasba Br)

Itha Sanyal 5.1.24



② ARUNIMA DUTTA; AXIS; cheq NO: 184041; dt: 5/1/24; Rs. 2,50,000/-
 (Kasba Br)

Arunima Dutta
5.1.24

③ SURANJANA CHATTOPADHYAY; AXIS; cheq NO: 184042; dt: 5/1/24; Rs. 2,50,000/-
 (Kasba Br)

05.01.2024
 Suranjana Chattopadhyay

SPECIFICATIONS OF CONSTRUCTION

1. LOCATION: PREMISES NO premises No-884, Purbachal Road, P.O. Haltu, P.S. Kasba, at present Garfa, Kolkata- 700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 106
2. LAND PARTICULAR: The premises comprises of a free hold land measuring 7 (Seven) Kathas 2 (Two) Chattaks 4 Saft be the same a little more or less. The plot is on a 12 feet road having best possible means of access to light and ventilation.
3. CONCEPT Extremely simple and very efficient planning is the concept of the design, The Interior space is planned for efficient ventilation and lighting, well integrated with the landscaping design of the entire compound.

ARCHITECTURAL FEATURE

BUILDING

The proposed building will be ground plus Four storied building with main entrance to the building from 12 feet wide road on the southern side.

COMMON AREA

The main entrance, all the passages around the building, stair case, stair landing, lobby, roof/terrace, pump room, care taker room. All the passages around the building will be finished with citu mosaic, the stair case, stair landing and lobby will be finished with white marble.

COMMON FACILITIES

WATER: Corporation water. A pump and motor from Crompton Greaves or equivalent pump and motor set will be provided.

ELECTRICITY: Centralized duct is envisaged for running all electricity and telephone cables. MCB system will be provided in each flat.

2105 7 12 4 5

SPECIFICATION OF MATERIAL FOR CONSTRUCTION OF GROUND PLUS
STORIED RESIDENTIAL BUILDING

BUILDING

1. The building is R.C.C Frame (M20 grade) ground floor building.
2. The foundation of the building is R.C.C isolated footing.
3. Slab thickness is 4" or as per structural design.
4. 8"th, 5"th brick work in walls with (1:6, 1:6 & 1:4) cement, sand, mortar respectively.

PLASTERING:

- a) Outside 3/4thick(1: 6 cement-sand-mortar)
- b) Inside 1/2 thick (1: 5 cement-sand-mortar)
- c) Ceiling and concrete surface thick (1: 4 cement-sand-mortar)

ROOF TREATMENT

PCC with water proofing compound

FLOORING

1. Floors of all bed rooms, living, dining and verandah shall be finished with white Marble Slab with marble skirting.
2. R.C.C cooking platform will be of black granite with high glaze polish.
3. Bath room and kitchen floor will be of same white marble and Rough glazed tiles or equivalent.
4. Glazed colour tiles shall be fixed on the walls of the bath room upto 7 feet high from the floor level.
5. Service area such as pump room, garage space, and other mandatory areas shall be finished with citu mosaic.

6. In the kitchen above the cooking platform suitable and matching colour tiles of the abovementioned brand shall be fixed on the wall upto 2 feet 6 inches.

7. One stainless steel sink will be provided at the kitchen.

DOORS AND WINDOWS

DOORS

7" * 3" wooden door frames with 30 mm thick commercial flush door /panel door. Main door with CP Wood with high gloss finish.

Windows

Standard Aluminum sliding windows with grill or wooden window frame with grill with high gloss finish.

Wall Finishing

Cement plaster with high quality Plaster of Paris.

Electrical

Modular switches with ISI mark with concealed fire proof wiring (Havell/Finolex). Adequate power points in all the rooms, Toilets & kitchen.

Toilet

To be provided with standard Commode or Indian style or as per requirement with lowdown porcelain Cistern (Hindware/Parryware), Wash Basin, glass tray, mirror and shower with taps from Jaquar.

Cooking Platform

Finished with Granite top and fitted with one stainless steel sink and two water taps. Glazed tiles upto 2' 6" height above the platform.

Fittings

Godrej Night Latch in main entrance door and 4 Lever Mortice Lock in other doors fitted with brass handles and stopper.

Security System

CCTV camera to be installed at strategic places. Also intercom from security post to flats for announcing visitors to be provided.

Water Supply

Adequate water supply will be provided by KMC and underground overhead reservoirs will be provided for supply. A pump and motor will be provided to ensure smooth supply of water from under ground reservoir to overhead tank

Power Supply

Power supply will be provided in the building during occupation through temporary connection individual meter for each flat and electrical ground pit for the building would be provided Developer at his own cost. The meter room will be provided in the ground floor.

Lift

One 4 passenger semi automatic lift will be provided.

Driveway

The entire driveway will be suitable land scraped with nice plants both flowery and foliage type, car parking space shall be finished with gouge checked surface.

SANITARY AND PLUMBING (INTERNAL)BATH ROOM

- a. White porcelain basin (Cera/Hindware/Parryware).
- b. One western Commode (Cera/Hindware/Parryware)
- c. White low-down cistern PVC for commode.
- d. One steel shower (Jaquar) and hot and cold tap (Jaquar).
- e. All the bib-cocks and taps will be of Jaquar or equivalent brand.
- f. Hot and Cold concealed ISI GI lines.
- g. One bib-cock near Commode.

SANITARY AND PLUMBING (EXTERNAL)

All rain water pipes, soil and waste water pipes shall be of high density PVC pipes.

- a. All under ground sewers line, gully pit, etc shall be of earthenware.
- b. Distribution of water line of over-head reservoir shall be from ISI brand GI

Captive Power:

Suitable capacity Generator (Kirloskar) will be provided for residential flats as per requirement and capacity as power back up. Power up should adequate capacity to run the lift apart from domestic load during load shedding.

ELECTRICAL

Concealed type point wiring with copper cable (Havell/Finolex) will be provided for flat.

BED ROOMS

1. Three three pin plug point (5AMP) for T.V and Computer.

2. *Four light points*
3. *One fan point.*
4. *One extra switch board near Bed table.*
5. *One AC power point (15AMP)*

LIVING/DINING

1. *Six light points;*
2. *One or two points;*
3. *One power point (15AMP) for Fridge;*
4. *Two-Three point plugs for T.V and others;*
5. *One Telephone point;*
6. *One TV/Cable point;*

KITCHEN

1. *Two light point;*
2. *One exhaust fan point;*
3. *One power point (15AMP)*
4. *One three pin plug point (15AMP)*
5. *One three pin plug water filter point (5AMP)*

TOILETS

1. *One light point;*
2. *One three pin plug point (5AMP);*

VERANDAH

1. *One light and one fan point and one 5 Amp plug point;*

COMMON SPACES

1. *Light point on entrance lobby, landing and roof;*
2. *Light point in garage and on the service areas;*

FINISHING

2. *Four light points*
3. *One fan point.*
4. *One extra switch board near Bed table.*
5. *One AC power point (15AMP)*

LIVING/DINING

1. *Six light points;*
2. *One or two points;*
3. *One power point (15AMP) for Fridge;*
4. *Two-Three point plugs for T.V and others;*
5. *One Telephone point;*
6. *One TV/Cable point;*

KITCHEN

1. *Two light point;*
2. *One exhaust fan point;*
3. *One power point (15AMP)*
4. *One three pin plug point (15AMP)*
5. *One three pin plug water filter point (5AMP)*

TOILETS

1. *One light point;*
2. *One three pin plug point (5AMP);*

VERANDAH

1. *One light and one fan point and one 5 Amp plug point;*

COMMON SPACES

1. *Light point on entrance lobby, landing and roof;*
2. *Light point in garage and on the service areas;*

FINISHING

1. All out surface of steel or wooden windows shall be painted according elevation and choice of architect and the owners;
2. All interior surface walls shall have Plaster of Paris finish only;
3. All the exterior walls shall be painted with weather coat premium colour of reputed Company (Asian paints/Dulux/Berger etc.);
4. Over head Tank on the roof as per sanction plan;
5. Under ground Tank as per sanction plan;

NOTE: Extra cost shall have to be paid again

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

Name

Signature



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

Name

Signature *Priyotosh. Sengal*



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

Name

Signature *Radhumsati Sengal*



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

Name

Signature *Swtanjana Chattopadhyay*

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

Name

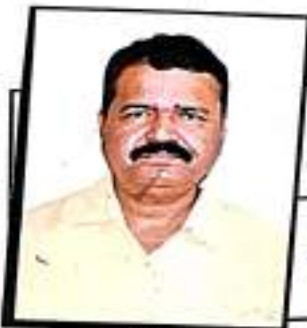
Signature



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left hand						
right hand						

Name

Signature .. *Anumona Dutta*



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

Name ... *SUBHANKAR MAJUMDAR*

Signature ... *Subhankar Majumdar*



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

Name

Signature ... *Subhankar Majumdar*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ALOPS0274P



नाम /NAME

PRIYOTOSH SANYAL

पिता का नाम /FATHER'S NAME

ASHUTOSH SANYAL

जन्म तिथि /DATE OF BIRTH

25-12-1947

हस्ताक्षर /SIGNATURE

Priyotosh Sanyal

K. Das

आयकर आयुक्त, प.ब.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Priyotosh Sanyal

Priyotosh Sanyal





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

স্বাক্ষরিত আই ডি / Enrollment No. 1040/1970/06028

To
 প্রিয়তম সান্যাল
 Priyotosh Sanyal
 21 PURBCHAL LINK ROAD
 HALTU
 Haltu S O
 Haltu
 Kolkata
 West Bengal 700078

41925217



MN419252174FT



আপনার আধার সংখ্যা / Your Aadhaar No :

6360 1732 0426

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India

প্রিয়তম সান্যাল
 Priyotosh Sanyal
 পিতা : অশুতোষ সান্যাল
 Father : ASHUTOSH SANYAL
 জন্মতারিখ / DOB : 29/12/1997
 পুরুষ / Male



6360 1732 0426

আধার - সাধারণ মানুষের অধিকার

Priyotosh Sanyal.

Priyotosh Sanyal.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MADHUMATI SANYAL

RAMENDRA MOHAN MUNSI

04/02/1947
Permanent Account Number

BRNPS9313R

Madhumati Sanyal
Signature



Madhumati Sanyal
Madhumati Sanyal



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :
आयकर पैन सेवा यूनिट, एटीआईएस,
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.



ভারত সরকার
Unique Identification Authority of India
Government of India

স্বাক্ষরিত নং ১ / Enrollment No. 10401970706007

স্বাক্ষরিত নং
 10401970706007
 21A PURBACHAL LINK ROAD
 HALTU
 WEST BENGAL 700078

47025131
 Kolkata
 West Bengal 700078



10407263135FT



আপনার আইডি সংখ্যা / Your Aadhaar No.

3051 3566 2002

তথ্য - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India

স্বাক্ষরিত নাম
 Madhumati Samyal
 পিতা : রামেন্দ্র মোহন মিন্সি
 FATHER : RAMENDRA MOHAN MINSI
 জন্ম তারিখ / DOB : 01/02/1947
 লিঙ্গ / Gender : Female



3051 3566 2002

স্বাক্ষরিত নাম : Madhumati Samyal

It is a proof of identity, not of citizenship.

To establish identity, authenticate online

এটি হলো আইডি প্রমাণ, না নাগরিকত্বের।

এই আইডি প্রমাণের প্রমাণিত করার জন্য অনলাইনে যাচাই করতে হবে।

এই আইডি প্রমাণ সারা দেশেই প্রযোজ্য।

It will be helpful in availing Government and Non-Government services in future.



স্বাক্ষরিত নাম : Madhumati Samyal
 Unique Identification Authority of India

Address
 21A PURBACHAL LINK ROAD,
 HALTU, HALTU, WEST BENGAL, 700078

3051 3566 2002



आयकर विभाग
INCOME TAX DEPARTMENT

ARUNIMA DUTTA
PARITOSH SANYAL
15/02/1970

BAVPD4878F
Arunima Dutta

भारत सरकार
GOVT. OF INDIA



Arunima Dutta
Arunima Dutta



इस कार्ड को खोने / खोने पर कृपया सूचित करें / रिटर्न
आयकर पैन सेवा इकाई, एन एन डी एल
तीसरी मंजिल, सफावर पेवले,
बानेर टेलिफोन एक्चेंज के नजदीक,
बानेर, पुना - 411045

If this card is lost / someone's lost card is found,
Please inform / return to:
Income Tax PAN Service Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411045

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



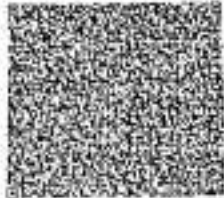
भारत सरकार
Unique Identification Authority of India
भारतीय पहचान प्राधिकरण

Enrolment No.: 1040/94426/01518

To:
Arunima Dutta
47/1
P. MAJUMDER ROAD
P.O. HALTU
Kolkata West Bengal - 700078
8582955605

Generation Date: 08/02/2018

QR Code with Photograph



आपका आधार क्रमांक / Your Aadhaar No. :

8706 6069 4908
VID: 9162 1710 0344 3963

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

Arunima Dutta
Date of Birth/DOB: 15/02/1970
Female/ FEMALE



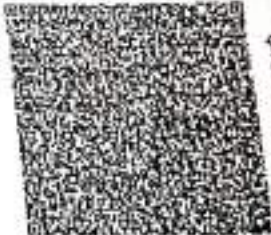
8706 6069 4908
VID: 9162 1710 0344 3963

मेरा आधार, मेरी पहचान



भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

Address:
47/1, P. MAJUMDER ROAD, P.O HALTU, Haltu
S.O, Kolkata,
West Bengal - 700078



8706 6069 4908
VID: 9162 1710 0344 3963

Arunima Dutta

Arunima Dutta

VERIFIED WITH ORIGINAL

SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SURANJANA CHATTOPADHYAY

PARITOSH SANYAL

28/06/1974

Permanent Account Number

AIYPC4468Q

Suranjana Chattopadhyay
Signature



6031 5828 7077

Suranjana Chattopadhyay
Suranjana Chattopadhyay.



In case this card is lost/ found, kindly inform / return to
Income Tax PAN Services Unit, UITS
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

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आयकर पत्र सेवा मंडल, यूटीएस
प्लॉट नं: 3, सेक्टर 11, सी.डी.बी. बेलपुर,
नवी मुंबई-400 614.

Suranjana Chattopadhyay
Suranjana Chattopadhyay.

12674/23

T-12674



ভারত সরকার

Government of India

সংসদীয় আইডি/Enrollment No.: 1040/1988/2021/99

স্বরাজ্য চট্টোপাধ্যায়
Swarajya Chattopadhyay
1988
1040/1988/2021/99
সংসদীয় আইডি/Enrollment No.: 1040/1988/2021/99



MN160193632DF



গ্রাপনার সংখ্যা/Your No.:

6031 5826 0073

- সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA

স্বরাজ্য চট্টোপাধ্যায়
Swarajya Chattopadhyay
1988
1040/1988/2021/99
সংসদীয় আইডি/Enrollment No.: 1040/1988/2021/99



6031 5826 0073

- সাধারণ মানুষের অধিকার



Swarajya Chattopadhyay
Swarajya Chattopadhyay

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUKHENDU MAITRA

ADHIR CHANDRA MAITRA

29/11/1967

Permanent Account Number

AIDPM1900E

Signature



यदि कार्ड खोने / जाने पर कृपया सूचित करें। संपर्क:-
आयकर एन सेवा इकाई, एन एस यू एल
5 वीं मंजिल, मद्रा स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,
मीडल कॉलोनी, दीप बागसा भाक के पास,
पुणे-411 016

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
5th Floor, Madra Staging,
Plot No. 341, Survey No. 997/8,
Mada Colony, Near Deep Bagicha Chowk,
Pune-411 016
Tel: 91 20 2221 2031 Fax: 91 20 2221 2081
Email: pan@nsdl.co.in

Sukhendu Maitra



भारत सरकार
GOVERNMENT OF INDIA



Sukhendu Maitra
Date of Birth/DOB: 29/11/1967
Male/ MALE



8938 1756 2939

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Adhir Chandra Maitra, 304,
RAJDANGA SHARAT PARK, E.K.T, Kolkata,
West Bengal - 700107



8938 1756 2939



1800 303 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 201

Sukhendu Maitra

Sukhendu Maitra



GOVERNMENT OF INDIA

পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।

পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা সত্য করা হবে।

is proof of identity, not of citizenship.

To establish identity, authenticate online.

সারা দেশে মান্য।

ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।

is valid throughout the country.

will be helpful in availing Government and Non-Government services in future.

Unique Identification Authority of India

বিশেষ / পরিচয় বিবরণ
পিতা ও, পেশার দায়
স্বাক্ষর সনাতনপুর, পঞ্চপোতা
পশ্চিম ২৪ পরগণা, পশ্চিমবঙ্গ

Address: SAC Manikanta Biswas, BLOCK A, DISTRICT SANDHU NAGAR, Rajpur, Sonarpur, Panchpota, South 24 Parganas, West Bengal 700152

5849 9027 8621



ভারত সরকার
Government of India

সংগ্রহণ নম্বর / Enrollment No. : 11902306301592

To
Subodh Biswas
কুমার ১৫৭৭
SAC Manikanta Biswas
BLOCK A
Dist SANDHU NAGAR
Rajpur, Sonarpur
Panchpota South 24 Parganas
West Bengal - 700152



KL693516878FT
89351687



আপনার সংখ্যা / Your No. :

5849 9027 8621

- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

স্বাক্ষর বিবরণ
Subodh Biswas
পিতা : মণিকান্ত বসু
Father: MANIKANTA BISWAS

সংগ্রহণ নম্বর / Enrollment No.
5849 9027 8621

5849 9027 8621

- সাধারণ মানুষের অধিকার



Subodh Biswas

12674/23

Govt. of West Bengal
 Directorate of Registration & Stamp Revenue
 e-Challan

GRN: 19-201920-007564131-2

GRN Date: 20/09/2019 09:39:16

BRN: 200919002795266

Payment Mode

Counter Payment

Bank: Allahabad Bank

BRN Date: 20/09/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16031000206527/4/2019

(Tender Number)

Name : Sukhendu Maitra

Contact No. :

Mobile No. : +91 9831316300

E-mail :

Address : 17A Rajdanga Gold Park Kasba Kolkata 700107

Applicant Name : Mr Subrata Biswas

Office Name :

Office Address :

Status of Depositor : Attorney of Executant

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16031000206527/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	16031000206527/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	2553

Total

42474

In Words : Rupees Forty Two Thousand Four Hundred Seventy Four only

Major Information of the Deed

Deed No :	I-1603-03307/2019	Date of Registration	25/09/2019
Query No / Year	1603-1000206527/2019	Office where deed is registered	
Query Date	19/09/2019 11:46:35 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subrata Biswas Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831990062, 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 : 2,50,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,68,72,140/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 2,553/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Road, , Premises No: 884, , Ward No: 106 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	7 Katha 2 Chatak 4 Sq Ft	1/-	2,64,97,140/-	Property is on Road
Grand Total :				11.7654Dec	1/-	264,97,140 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1/-	3,75,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Priyotosh Sanyal Son of Late Ashutosh Sanyal 21, Purbachal Link Road, P.O:- Haltu, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALOPS0274P, Aadhaar No: 63xxxxxxxx0426, Status :Individual, Executed by: Self, Date of Execution: 24/09/2019 , Admitted by: Self, Date of Admission: 24/09/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/09/2019 , Admitted by: Self, Date of Admission: 24/09/2019 ,Place : Pvt. Residence</p>
2	<p>Smt Madhumati Sanyal Wife of Late Paritosh Sanyal 21/A, Purbachal Link Road, P.O:- Haltu, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BRNPS9313R, Aadhaar No: 30xxxxxxxx2002, Status :Individual, Executed by: Self, Date of Execution: 24/09/2019 , Admitted by: Self, Date of Admission: 24/09/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/09/2019 , Admitted by: Self, Date of Admission: 24/09/2019 ,Place : Pvt. Residence</p>
3	<p>Smt Arunima Dutta Wife of Shri Tarun Kumar Dutta 47/1, P. Majumder Road, P.O:- Haltu, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAVPD4878F, Aadhaar No: 87xxxxxxxx4908, Status :Individual, Executed by: Self, Date of Execution: 24/09/2019 , Admitted by: Self, Date of Admission: 24/09/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/09/2019 , Admitted by: Self, Date of Admission: 24/09/2019 ,Place : Pvt. Residence</p>
4	<p>Smt Suranjana Chattopadhyay Wife of Shri Subrata Chattopadhyay 76/4, Purbachal Main Road, P.O:- Haltu, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AIYPC4468Q, Aadhaar No: 60xxxxxxxx0073, Status :Individual, Executed by: Self, Date of Execution: 24/09/2019 , Admitted by: Self, Date of Admission: 24/09/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/09/2019 , Admitted by: Self, Date of Admission: 24/09/2019 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Swarna Realtors Private Limited 17/A, Rajdanga Gold Park, P.O:- EKTP, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700107 , PAN No.:: AIDPM1900E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Sukhendu Maltra (Presentant) Son of Late Adhir Chandra Maltra 17/A, Rajdanga Gold Park, P.O:- EKTP, P.S:- Kasba, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIDPM1900E, Aadhaar No: 89xxxxxxxx2939 Status : Representative, Representative of : Swarna Realtors Private Limited (as proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subodh Biswas Son of Late Menikanta Biswas Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Shri Priyotosh Sanyal, Smt Madhumati Sanyal, Smt Arunima Dutta, Smt Suranjana Chattopadhyay, Shri Sukhendu Maltra			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Priyotosh Sanyal	Swarna Realtors Private Limited-2.94135 Dec
2	Smt Madhumati Sanyal	Swarna Realtors Private Limited-2.94135 Dec
3	Smt Arunima Dutta	Swarna Realtors Private Limited-2.94135 Dec
4	Smt Suranjana Chattopadhyay	Swarna Realtors Private Limited-2.94135 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Priyotosh Sanyal	Swarna Realtors Private Limited-125.00000000 Sq Ft
2	Smt Madhumati Sanyal	Swarna Realtors Private Limited-125.00000000 Sq Ft
3	Smt Arunima Dutta	Swarna Realtors Private Limited-125.00000000 Sq Ft
4	Smt Suranjana Chattopadhyay	Swarna Realtors Private Limited-125.00000000 Sq Ft

Endorsement For Deed Number : I - 160303307 / 2019

On 19-09-2019

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 2,68,72,140/-

Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 24-09-2019

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

Presented for registration at 17:40 hrs on 24-09-2019, at the Private residence by Shri Sukhendu Maitra ,

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

Execution is admitted on 24/09/2019 by 1. Shri Priyotosh Sanyal, Son of Late Ashutosh Sanyal, 21, Purbachal Link Road, P.O: Haltu, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service, 2. Smt Madhumati Sanyal, Wife of Late Paritosh Sanyal, 21/A, Purbachal Link Road, P.O: Haltu, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 3. Smt Arunima Dutta, Wife of Shri Tarun Kumar Dutta, 47/1, P. Majumder Road, P.O: Haltu, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 4. Smt Suranjana Chattopadhyay, Wife of Shri Subrata Chattopadhyay, 76/4, Purbachal Main Road, P.O: Haltu, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife

Indetified by Mr Subodh Biswas, , Son of Late Menikanta Biswas, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 24-09-2019 by Shri Sukhendu Maitra, proprietor, Swarna Realtors Private Limited (Sole Proprietorship), 17/A, Rajdanga Gold Park, P.O:- EKTP, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700107

Indetified by Mr Subodh Biswas, , Son of Late Menikanta Biswas, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 25-09-2019

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1902)

Admissible under rule 21 of West Bengal Registration Rule, 1902 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,553/- (B = Rs 2,500/- , E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,553/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2019 12:00AM with Govt. Ref. No. 192019200075641312 on 20-09-2019, Amount Rs: 2,553/-, Bank: Allahabad Bank (ALLA0210031), Ref. No. 200919002795266 on 20-09-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AB0493, Amount: Rs. 100/-, Date of Purchase: 13/09/2019, Vendor name: Sankar Kr Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2019 12:00AM with Govt. Ref. No. 192019200075641312 on 20-09-2019, Amount Rs: 39,921/-, Bank: Allahabad Bank (ALLA0210031), Ref. No. 200919002795266 on 20-09-2019, Head of Account 0030-02-103-003

-02



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2019, Page from 106997 to 107059
being No 160303307 for the year 2019.



Digitally signed by ASISH GOSWAMI
Date: 2019.09.27 17:32:28 +05:30
Reason: Digital Signing of Deed.

AS

(Asish Goswami) 27-09-2019 17:32:09
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)