

Z- 7421/2023

*[Handwritten Signature]*

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹ 100



ONE HUNDRED RUPEES

NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted for Registration. The signature sheets and the endowment sheets attached with the document are the part of this document. 215302

*[Handwritten: 16/06/23, 200:509748]*

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alumna, South 24 Parganas  
16 JUN 2023

**DEVELOPMENT AGREEMENT**

**THIS INDENTURE** is made on this 16th day of June 2023  
(Two Thousand Twenty Three)

**BETWEEN**

1) **SMT. MITHU PURKAIT**, PAN - BRDPP9358P, Aadhaar No. 3128 1674 1616, wife of Sri Anup Kumar Purkait, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at Sardar Para, Daulatpur, P.O. Pailanhat P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, 2) **SMT. CHAMPA NASKAR**, PAN - AFGPN3784E, Aadhaar No. 3365 7841 1571, wife of Swapan Naskar, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at Naskar Para, Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, hereinafter referred to as the **OWNERS** (which term or expression shall unless repugnant to the context either expressly or impliedly shall deem to mean and include their heirs, legal representatives, successors in interest and assigns), hereinafter also referred to as **FIRST PART**.

**AND**

**P.K. DEVELOPERS PRIVATE LIMITED**, PAN - AAFCP7324, a Private Limited Company, registered under the Companies Act, having its office at Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, represented by its Directors viz. 1) **SRI ANUP KUMAR PURKAIT**, PAN - AMLPP2431K, Aadhaar No. 5852 1946 5335, son of late Balkuntha Purkait, by faith Hindu, by occupation Business, by Nationality Indian, residing at Sardar Para, Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, 2) **SRI SWAPAN NASKAR**, PAN - ALSPN5068G, Aadhaar No. 4314 B904 3895, son of late Bholanath Naskar, by faith Hindu, Indian Citizen, by occupation Business, residing at Naskar Para Pailanhat, Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, hereinafter called the **DEVELOPER** (which term or expression shall unless repugnant to context either expressly or impliedly shall deem to mean and include its heirs, legal representatives, successors in office) hereinafter also referred to as the **SECOND PART**.



**WHEREAS** one Hira Lal Sardar of Daulatpur, P.S. Bishnupur, District South 24 Parganas, being the absolute owner, possessor and occupier of the Sali landed property measuring an area about 17 decimals lying and situated at Mouza Daulatpur, J.L. No. 79, R.S. No. 341, Touzi No. 1299, 1774 & 1775, P.S. Khaman No. 433 corresponding to L.R. Khatian No. 1349, appertaining to R.S. & L.R. Dag No. 40/248, within the ambit of the Kulerdari Gram Panchayat, P.S. Bishnupur, District South 24 Parganas.

**AND WHEREAS** the said Hira Lal Sardar while possessing and occupying aforesaid landed property sold the same to Dulal Chandra Malik, son of late Dhanan Dhar Malik, by way of a registered Deed of Conveyance, dated 04.09.1974, which was registered before the office of ADER - Bishnupur and recorded therein Book No. I, Volume No. 137, Pages from 182 to 183, being Deed No. 11714 for the year 1974.

**AND WHEREAS** the said Dulal Chandra Malik after purchasing from different landlords landed property belong to various Dag Nos. including 17 decimals Sali land appertaining to R.S. & L.R. Dag No. 40/248 at Mouza Daulatpur sold the same to M/S Comprehensive Housing Development Finance Corporation Limited, by way of a registered Deed of Conveyance, dated 20.07.1992, which was registered before the office of DSR - IV Alipore and recorded therein Book No. I, being Deed No. 12951 for the year 1992.

**AND WHEREAS** after purchasing the aforesaid landed property, said company aggregated and develop the said plot of land by creating 30 Feet & 20 Feet Wide Project Road and prepared various scheme plots and numbered those plots as Scheme Plot No. 61 & 62.

**AND WHEREAS** the said Company i.e. M/S Comprehensive Housing Development Finance Corporation Limited after developing the project sold landed property measuring an area of 04 Cottahs 11 Chittaks 12 Square Feet equivalent to 7.77 decimals or 3387 Square Feet being Scheme Plot No. 61 & 62 in favour of Mrs. Madhu Sukla, wife of Sri Sarju Narayan Sukla, by way of a registered Deed of Conveyance, dated 27.09.1995, which was registered before the office of DSR - IV Alipore and recorded therein Book No. I, Volume No. 39, Pages from 334 to 345, being Deed No. 1231 for the year 1995.

**AND WHEREAS** after purchasing the aforesaid landed property the said Mrs. Madhu Sukla recorded her name before the B.L. & L.R. Office under L.R. Khatian No. 1349.

**AND WHEREAS** during enjoyment of above mentioned property, the said Madhu Sukla due to urgent need of money sold, transferred and conveyed the said in favour of **Inbuilt Enterprise**, a partnership firm, represented by its partners namely Smt. Anita Chowdhury, Sri Gora Chand Sarkar, Sri Subrata Samanta, by way of a registered Deed of Conveyance, dated 19.02.2010, which was registered before the office of DSR - IV Alipore and recorded therein Book No. I, CD Volume No. 4, Pages from 2123 to 2141, being Deed No. 863 for the year 2010.

**AND WHEREAS** after purchasing the above mentioned property, the said **Inbuilt Enterprise** recorded its name before the B.L. & L.R. Office under L.R. Khatian No. 2604, 2605 & 2606 and thereafter they have converted the said land in Sali to Basti by paying rents and taxes regularly to the appropriate authority and thereafter due to urgent need of money the said **Inbuilt Enterprise** sold, transferred and conveyed the said land in favour of the present owners herein, by way of a registered Deed of Conveyance dated 30<sup>th</sup> day of July, 2013, which was registered before the office of ADSP



Bishnupur and recorded therein Book No. I, CD Volume No. 10, Pages from 3787 to 3814, being Deed No. 04268 for the year 2013.

**THUS** the first party/present owners herein became the joint absolute owners of Bastu land measuring about 04 Cottahs 11 Chittaks 12 Square Feet equivalent to 7.77 decimals or 3387 Square Feet being Scheme Plot No. 61 & 62 and they have jointly mutating their names before the B.L. & L.R. Office under L.R. Khatian No 3143 & 3144 and the present owners herein paying Khajna before the appropriate authority, free from all encumbrances, which is morefully and particularly described in the **SCHEDULE - A** hereunder written.

**AND WHEREAS** the said property is absolute free from all encumbrances, attachment, lien, impendance, debattor, pirrator, trust, vest, no Notice of Requisition and Acquisition has been served upon the Owners and/or the said property have not been effected by way of Order of the Learned Court for selling and/or alienating the same, the Owners has been absolute authority to deal with the said property and the Owners hereby declare that they have full power and absolute authority to enter into this Agreement.

**AND WHEREAS** the Owners of the First Part are desirous of developing the said premises after demolishing the existing structure thereon by constructing of a new multi storied building for Commercial purpose which can be later sold on residential purpose but due to insufficient of fund and lack of knowledge, the Owners herein while searching a Developer for construction of a new building, the Other Part herein being informed about the intention of the Owners and have approached the Owners to construct a new building and the Owners being convinced with the said approach accepted the Developer proposal with the following terms and conditions as are mentioned hereinafter.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed and declared by and between the **PARTIES** as follows:-

**ARTICLE -1**  
**DEFINITIONS**

1. Unless in these presents, it is repugnant to or inconsistent with the context:-

1.01. **OWNERS:-**

Shall 1) **SMT. MITHU PURKAIT**, PAN - BRDPP6358P, Aadhaar No. 3128 1674 1816, wife of Sri Anup Kumar Purkait, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at Sardar Para, Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, 2) **SMT. CHAMPA NASKAR**, PAN - AFGPN3784F, Aadhaar No. 3355 7941 1571, wife of Swapan Naskar, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at Naskar Para, Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas. The Party of the **FIRST PART** and shall include their heirs and assigns.

1.02. **DEVELOPER:-**

Shall mean **P.A. DEVELOPERS PRIVATE LIMITED**, PAN AAFCP7324J, a Private Limited Company, registered under the Companies Act, having its office at Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, represented by its Directors viz. 1) **SRI ANUP KUMAR PURKAIT**, PAN - AMLPP2431K, Aadhaar No. 5852 1946 5335, son of late Baikuntha Purkait, by faith Hindu, by occupation Business, by Nationality Indian, residing at Sardar Para, Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, 2) **SRI SWAPAN NASKAR**, PAN - ALSPNS468C, Aadhaar No. 4314 3904 3885, son of late Bholanath Naskar, by faith Hindu, Indian Citizen, by occupation Business, residing at Naskar Para Pailanhat, Daulatpur, P.O. Pailanhat, P.S.



Bishnupur, Kolkata 700 104, District South 24 Parganas. The Party shall include its heirs and assigns.

**1.03. SAID PREMISES:-**

Shall mean **ALL THAT** piece and parcel of Land more fully described in the **SCHEDULE "A"** written herein below.

**1.04. BUILDING:-**

A proposed **G+4/multi storied Building** having Commercial character as per Building sanction Plan vide No **870/1000KMDA** dated **12.04.2023** by the concerned authority. As per land area and width of road the new building will be multi storied respectively.

**1.05. UNIT:-**

Shall mean a separate and self contained area intended to be used for Residential Purpose and shall include any other place to be constructed in the building and capable of being occupied and enjoyed independently.

**1.06. ARCHITECT:-**

Shall mean such Architect or Architects as may be appointed from time to time by the Developer at his own costs and expenses for designing, planning and supervising the proposed building at the said premises.

**1.07. COVERED AREA:-**

Shall mean Inside Area Plus proportionate Area of Four Sides Wall and proportionate share of Stair.

**1.08. SUPER BUILT UP AREA OF THE UNIT:-**

Shall mean the total covered area of the Unit, as certified by the Architect for the time being of the building/s, plus proportionate share of common areas, as shall be determined by the Developer.

consultation with the Owners and the Architect and aggregate of such shall be deemed to be Super Built Up area of the Unit.

**1.9 PLANS:-**

Shall mean the Building Plans with the maximum available F.A.R. to be concerned authority in the names of the Owners of the First Part at the costs and expenses and guidance of the Developer for the construction of building in the said premises and shall include such additions, alterations and modification as the may make subsequently with sanction Plan vide No 870/1000KMDA dated 12.04.2023 by the concerned authority.

**1.10.COMMON AREA:-**

Shall mean and include outside corridors, stairways, outside passages, ways, common lavatories, stair cover, pump rooms, roof of the building, underground water reservoir, overhead water tank and other areas meant for common enjoyment of the buyers/ occupants in the said premises.

**1.11. COMMON FACILITIES AND AMENITIES:-**

Shall mean and include stair ways, water pumps, and overhead and underground water reservoirs, provided in the building in the "Said Premises" for common enjoyment of all the buyers/ occupants.

**1.12. OWNER'S ALLOCATION:-**

The Owners shall get - 35% Constructed Area of the building as per sanction building plan vide No 870/1000KMDA dated 12.04.2023 sanctioned by the competent authority together with proportionate share of land and common facilities. Apart from that the owners shall also get a sum of Rs.5,00,000/- (Rupees Five Lakhs) only as refundable /adjustable amount, which will be paid at the of registration of Development of Agreement along with Development Power of Attorney and above amount will be adjusted with the owners' allocation.



**1.14. DEVELOPER'S ALLOCATION:-**

Developer shall get – remaining 65% portion after handing over the Owner's Allocation with possession letter together with proportionate share of land and common area, facilities and amenities including the open spaces of the premises, which shall be ultimately conveyed by Owners **FIRST PARTY** to the Developer nominated person or persons.

**1.15. TRANSFEROR:-**

Shall mean the Owners for the land and the Developer for the construction part.

**1.16 TRANSFEREE:-**

Shall mean the person to whom any shop rooms, in the Building is intended to be transferred by the **OWNERS** and/or **DEVELOPER**.

**ARTICLE - II****OWNER'S RIGHTS & REPRESENTATIONS**

- 2.1. The said premises is free hold and the Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said premises.
- 2.2. That the total area comprised in the said premises is 04 Cottahs 11 Chittaks 12 Square Feet more or less more fully described in the **SCHEDULE "A"** written herein below.
- 2.3. The Owners will furnished all the Original of all the documents relating to the title of the Owners in respect of the said premises to the Developer upon signing of this Agreement. The developer shall return said documents after completion of the project but the developer having no right to create any mortgage of the said documents before any financial intuition.

- 2.4. The Owners shall not create any encumbrances of any nature whatsoever on the said premises or any part thereof and undertake not to sell, dispose off, alienate or deal with the said premises or any part thereof save and except putting the Developer in possession of the said premises for the purpose of development, pursuant to this Agreement. However, the Owners shall be entitled to deal with any part of the Owners' Allocation on or before delivery of the same by the Developer. Be it mentioned here the Developer will first hand over possession to the Owners' in respect of the Owners' Allocation with possession letter in default the owners may take necessary action as per law and thereafter to the other person or persons but the Developer has every right to enter into any Agreement with any intending buyer or buyers in respect of Developer's Allocation.
- 2.5. The Developer will be deemed to be in possession of the said premises and will be free to do all acts, deeds and things required for the development of the said premises as per Sanctioned Plan at its own costs, expenses and risks. The owners shall not bear any cost or expenses for the development work of the building.
- 2.6. That with the consent and approval of the Owners the Developer will submit Building Plans in the name of the Owners or apply for any other sanctions, permission or approvals. It is clearly understood that all the fees and costs and expenses relating to approvals, permissions and sanctions will be wholly borne and paid by the Developer. No costs & expenses borne by the owners for the development work of the building in any circumstances.



- 2.7. The Owners will convey and/or transfer the proportionate share in the total land appertaining to the Developer's Allocation, free from all encumbrances to the Developer or the persons nominated by the Developer.
- 2.8. The Owners shall become absolutely entitled to deal with their allocation as and when required from time to time, and in such manner as it may find necessary and deemed fit and proper.

### **ARTICLE - III**

#### **(DEVELOPER'S RIGHT & REPRESENTATION)**

- 3.1. The Owners hereby grant, subject to what have been hereinafter provided, the exclusive right to the Developer to build, construct, erect and complete the Building at the said premises and commercially exploit the same by entering into Agreement for Sale on Ownership Basis and/or transfer by any other means from the Developer's Allocation in accordance with the Building Plans to be sanctioned by competent authority with or without amendments and/or modifications made or caused by the Developer with approval of the concerned authority.
- 3.2. The Developer shall be entitled to prepare modify and/or alter the Building Plans in consultation with the Owners and to submit the same to concerned authority in the name of the Owners at the costs and expenses of the Developer and the Developer shall pay and bear all fees including Architects Fees, charges and expenses required to be paid or deposited for obtaining the sanction from concerned authority for construction of Building on the said premises. However if on the request of any prospective Purchaser, any particular internal modification/ alteration is made in that event, the Purchaser of that Shop rooms shall bear



and pay all the fees and deposits including Architect fees for such modification/ alteration to the concerned office.

- 3.3. The Building will be constructed with new First Class Building materials and good workmanship and with such specifications more fully described/mentioned in the **SCHEDULE "D"** hereunder written and strictly in accordance with Building Plans with such internal additions, modifications and alterations therein as be designed with the consultant and approval of the Owners and with such amendment thereto and modification thereof only with the approval and sanction of concerned offices or other necessary Body or Authorities.
- 3.4. Nothing in these presents shall be construed as a demise or assignment or transfer by the Owners of the said premises or any part thereof to the Developer or as creating any right, title or interest in respect thereof by the Developer other than an exclusive license to the Developer to commercially exploit the said premises in terms hereto and to deal with the Developer's Allocation in the Building to be constructed thereon in the manner and subject to the conditions hereinafter stated.
- 3.5. The Developer shall proceed expeditiously in all respect of development thereof according to the Building Plan vide No **870/1000KMDA** dated 12.04.2023 and submitting the said Building Plan to the Kulerdari Gram Panchayet / Zilla Parishad and construct the building in accordance with the building plan to be commercial sanctioned by the competent authority and handover owners allocation within 36 months from the date of sanction building plan and the building will be completed as per the specification mentioned in the **SCHEDULE -D** hereunder.



- 3.6. That if the developer fails for any unavoidable circumstances to handover owners allocation within the above stipulated period in that event the owners shall give another six months time for extension of this agreement and inspite of that if the developer fails to handover the owners allocation in that event the developer has to pay Rs.200/- only per day to the owners as delay charges.
- 3.7. Both Party hereby agreed that the Owners will be fully entitled to enjoy the Owners' Allocation and entitled to sell and/or transfer her interest in any manner to any person and the Developer also entitled to sell and/or transfer its interest in any manner to any person, except common area /space.
- 3.8. The Developer will be entitled to develop the said premises by constructing Building thereon consisting of flats/car parking space/ shop rooms in accordance with the Building Plans and to sell and/or transfer by any other means any part or portion of the Developer's Allocation to any person of its choice on such terms and conditions or for such consideration as the Developer shall think fit and proper without any interference by the Owners. All the consideration money shall be realized and appropriated by the Developer absolutely at its discretion and the Owners shall has no claim whatsoever against the sale proceeds or any part of Developer's Allocation.
- 3.10. In case of any amendment and/or changes by the concerned offices present Rules and Regulations and conditions and/or provisions under any statute for carrying out the Construction Work mentioned hereinabove, it would be the responsibility of the Developer to comply therewith at its own costs and expenses and the Owners will extend all possible co-operations

and render all assistance, if necessary, to the Developer in complying therewith.

- 3.11. The Developer shall remain responsible to clear all the outgoing, statutory dues of Concerned offices and all other rates and taxes in respect of the said premises from the date of handing over possession to the Developer by the Owners till the date of handing over Owners' Allocation, completed in all respects as per Specification of Construction Work mentioned in **SCHEDULE "D"** hereunder written to the Owners. Thereafter, the Parties hereto shall bear and pay all outgoing in respect of their respective Allocation/ areas in the proposed Building and each Party shall keep the other served, harmless and indemnified in respect thereof.
- 3.12. The Owners will not be in any way responsible for demolishing structure construction of the shop rooms or any claims, losses and/or damages arising out of the terms of the proposed Agreement between the Developer and intending Purchasers.
- 3.13. The Developer hereby indemnify and keep indemnified the Owners against all losses, compensations, damages, costs, charges, expenses, liabilities etc. that will be incurred or suffered by the Owners on account of arising out of any breach of any of these terms or any laws including Labour Laws, Rules or Regulations or due to accident or any mishap during construction or due to any claim made by any Third Party in respect of such construction or otherwise however.
- 3.14. The developer shall bear the all Panchayet Taxes, B.L. & L.R.O mutation, kajna and others related expenses and amount will adjusted to the owners' allocation.



- 3.15. The Developer affirms to deliver the area allocable to the Owners as per the Specification mentioned in the **SCHEDULE "D"**.

**ARTICLE - IV**  
**MISCELLANEOUS**

- 4.1. The Owners immediately after execution of this agreement will execute and give a Development Power of Attorney in favour of Developer for manage, control and supervise the Project and to sell or transfer the Developer's allocation in favour any third party.
- 4.2. The Owners will join as the Party in any Agreement where the Developer may enter any Agreement with the Purchaser/ Purchasers in respect of any shop rooms along with common facilities of the Developer's Allocation in the Building, but the Owners need not sign the Memo of Consideration part thereof. Similarly, if required by the Owners, the Developer will join as Confirming Party in respect of any Agreement of Owners' Allocation in the proposed Building.
- 4.3. It is agreed by both the Parties that the Owners shall have all rights to inspect the day to day progress of the construction of the Building and their suggestions should be regarded by the Developer and their Engineer with regard to the construction.
- 4.4. The Owners will bear and pay all the outstanding charges and dues of whatsoever nature due and payable in respect of the said premises including rent, property taxes, water and electricity charges, municipal dues, taxes and other outgoings upto the date of handing over possession the Developer for construction. After hand over possession to the Developer by

the Owners, the Developer will be pay and borne all rates and taxes etc. till completion of Project.

- 4.5. The Parties have entered into this Agreement purely on a Principal Basis and nothing stated herein shall be deemed to be or constituted as Partnership between the Owners and the Developer nor shall the Owners and the Developer in any manner, constitute as Association of the persons. Each Party shall keep the other Party indemnified from and against the same.

#### **ARTICLE - V**

#### **FORCE MAJEURE**

- 5.1. The Developer shall not be considered to be liable to any obligation hereunder to the extent that the performance of the relevant obligations is prevented by the existence of the **FORCE MAJEURE**.

#### **5.2. FORCE MAJEURE:-**

Shall mean flood, earth quake, riot, war, storm, tempest, civil commotion strikes lock-out, pandemic situation, lockdown, local disturbance.

#### **ARTICLE-VI**

#### **JURISDICTION**

- 6.1. Only the Court within the Ordinary Original Civil Jurisdiction have jurisdiction to try, entertain and determine all proceedings arising out of this Agreement and/or Development Agreement, including the Arbitration Proceedings etc. will be at Kolkata Jurisdiction.



**THE SCHEDULE "A" ABOVE REFERRED TO:**

(Entire Land)

**ALL THAT** piece and parcel of land measuring about 04 Cottahs 11 Chittaks 12 Square Feet equivalent to 7.77 decimals or 3387 Square Feet togetherwith a 200 Square Feet Brick Built Asbestos shed structure standing thereon, being Scheme Plot No. 61 & 62, lying and situated at Mouza Daulatpur, J.L. No. 79, R.S. No. 341, Touzi No. 1299, 1774 & 1775, R.S. Khatian No. 433 corresponding to L.R. Khatian No. 2604, 2605 & 2606, appertaining to R.S. & L.R. Dag No. 40/248, within the ambit of the Kulerdari Gram Panchayet, P.S. Bishnupur, District South 24 Parganas, the said property is butted and bounded as follows: -

<b>ON THE NORTH</b>	:	Land under Scheme Plot No. 63 & 64.
<b>ON THE SOUTH</b>	:	20 Feet Wide Project Road.
<b>ON THE EAST</b>	:	Land under Scheme Plot No. 60.
<b>ON THE WEST</b>	:	30 Feet Wide Project Road.

**THE SCHEDULE "B" ABOVE REFERRED TO:**

(Owners' Allocation)

The Owners shall get - 35% Constructed Area of the building as per sanction building plan vide No 870/1000KMDA dated 12.04.2023 sanctioned by the competent authority together with proportionate share of land and common facilities. Apart from that the owners shall also get a sum of Rs.5,00,000/- (Rupees Five Lakhs) only as refundable /adjustable amount, which will be paid at the of registration of Development of Agreement along with Development Power of Attorney and above amount will be adjusted with the owners' allocation.



**THE SCHEDULE "C" ABOVE REFERRED TO:**

(Developer's Allocation)

**DEVELOPER** get - remaining 65% portion after handing over the Owner's Allocation with possession letter together with proportionate share of land and common area, facilities and amenities including the open spaces of the premises, which shall be ultimately conveyed by Owners **FIRST PARTY** to the Developer nominated person or persons.

**THE SCHEDULE "D" ABOVE REFERRED TO:**

(JOB SPECIFICATION)

- FOUNDATION** .. The foundation of the building shall be RCC frame worked as specified by the structural engineer mentioned in the sanctioned plan.
- STRUCTURE** .. The main structure of the building shall be of RCC frame structure comprising of RCC columns beams slabs etc. as specified by the structural engineer mentioned in the sanctioned plan.
- FOUNDATION** .. The depth of the foundation will be 4 feet from the ground level. The slab thickness will be 4 feet and roof slab thickness will be 4½" as specified by the structural engineer mentioned in the sanctioned plan.
- ELEVATION WALLS** .. Attractive designed front elevation with exclusive finish.  
 .. The external walls of the building be 200/125 mm thick brick and partition wall inside the shop rooms shall be of 75 mm and 125 mm thick, both to be bounded with cement mortar of 1:6 and 1:4 respectively.
- PLASTERING** .. All internal surface shall be plastered with 12 mm thick cement sand (1:6 and 1:9) finished with plaster of paris. All external walls shall be plastered with 15/20 mm thick cement and sand (1:8) and painted with cement paints (two or more coats) of reputed branded / ISO Certified company available in market.
- FLOORING AND SKIRTING DOORS** .. All and other flooring and skirting inside the rooms including the balcony shall be made with marble with 6" high skirting.  
 .. All doors frame will be made of Sal Wood (100 \* 65 mm) and all doors shall be commercial type flush door of 36 mm coated with primer paint. Toilets will have PVC framed and door. The main door shall be provided with eye hole and aluminum T-bolt and dead block will be provided with all internal doors.
- WINDOWS** .. All sliding window shall be steel frame with integrated grill and will be fitted with glass panes.
- TOILET FITTINGS** .. The toilets will have marble flooring. Wall shall have 5'6" dado of glazed ceramic tiles. All toilets will be provided with concealed plumbing for water. Each bath room shall have European W.C, one



- cistern. Each toilet will have one concealed stop cock along with one shower point and two tap points. One hand wash basin point will be provided in dining place.
- KITCHEN FITTINGS / FIXTURES** .. The kitchen will have marble flooring. The kitchen shall have cooking table with black stone finished and 2 glazed tiles over table. The kitchen will be provided with steel kitchen sink with two taps.
- ROOF** .. Proper roof treatment with water proofing.
- STAIRS** .. All landings and steps of the stair case will be made of marble.
- ELECTRICALS** .. All electrical lines to be concealed having first class copper wires of proper gauge with earthing arrangements, all switch boards to be sheet metal with front cover of parapet sheet with switch/plus/sockets etc. are to be provided on all electrical points.
- ELECTRICAL** .. Bed rooms - Two light points, one fan point, one multi plug point (5 amp). Separate of MCB of owner's allocation.  
Toilets - One light point, one exhaust fan point, one 15 amp point.  
Living / dining room - Two light points, one fan point, one plug point (5 amp) and one Refrigerator point.  
Bell - One bell point in front of the main door.  
Roofs - Two light points.  
Ground - Adequate light points.  
Ground Floor - total opening common areas of the Ground Floor is to be laid with net cement with gray cement.
- LIFT** .. Lift and its equipments.
- WATER SUPPLY** .. One permanent water connection /line for the newly multi storied building with one underground water reservoir for storing the competent authority supplied water and overhead water reservoir as per the instruction of the competent authority are to be provided with adequate horse power capacity of pump of reputed branded company available in the market.
- SEWERAGE** .. Permanent sewerage line for the building.
- EXTRA WORK** .. Special fittings, floorings, fixtures in the shop rooms will be provided at extra cost to be deposited before execution of the work subject to feasibility.

**IN WITNESSETH WHEREOF** the parties herein put their respective sign and seal on the day month and year first above written.

**SIGNED, SEALED & DELIVERED**  
in presence of **WITNESSES :**

1) Dillal Das Mondal  
Vidya Park - Rajpur  
Kolkata

Mithun Parkait  
Champa Naskar

**SIGNATURE OF THE OWNERS**

2) Karshin Das  
Bajpata  
Kolkata

P. A. DEVELOPERS PVT. LTD.

Anup Das Parkait  
Director.

P. A. DEVELOPERS PVT. LTD.

Suspan Naskar  
Director.

**SIGNATURE OF THE DEVELOPER**

Drafted by:

Abhishek Naskar  
F132/165/11  
Advocate

Alipore Judges' Court,  
Kolkata - 700 027.

Computer typed by:

Sandip Das  
Alipore Judges' Court,  
Kolkata - 700 027.



**MEMO OF CONSIDERATION :**

**RECEIVED** sum of Rs.5,00,000/- (Rupees Five Lakhs) only from the developer as refundable/adjustable amount as per memo below :-

Name of the Bank	Cheque No.	Dated	Amount (Rs.)
S.B.I. Br. Kuleydari	765986	16.06.2023	Rs. 2,50,000/-
Do	765985	16.06.2023	R. 2,50,000/-
			<b>Total Rs.5,00,000/-</b>

(Rupees Five Lakhs)

**WITNESSES :-**

1. *B. Madan Meher*

*Miller Parkait*

2. *Kanchari P. M.*

*Champa Naskar*

**SIGNATURE OF THE OWNERS**

Thumb 1st finger middle finger ring finger small finger

<b>PHOTO</b>	left hand					
	right hand					

Name \_\_\_\_\_

Signature \_\_\_\_\_

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name MITHU PURKAIT

Signature Mithu Purkait

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name CHAMPA NASKAR

Signature Champa Naskar




Thumb 1st finger middle finger ring finger small finger

PHOTO	left hand					
	right hand					

Name \_\_\_\_\_

Signature \_\_\_\_\_












Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name ANUB KR BURKAIT

Signature Anub Kr Burkait

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name SWAPAN NASKAR

Signature Swapan Naskar



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



150620232009823174

## GRIPS Payment Detail

GRIPS Payment ID:	150620232009823174	Payment Init. Date:	15/06/2023 02:42:17
Total Amount:	9942	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6921324987029	BRN Date:	15/06/2023 02:43:06
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mr ABHJIT NASKAR  
Mobile: 7278326211

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240098231758	Directorate of Registration & Stamp Revenue	9942
Total			9942

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240098231758

**GRN Details**

GRN: 192023240098231758 Payment Mode: SBI Epay  
GRN Date: 15/06/2023 02:42:17 Bank/Gateway: SBlePay Payment Gateway  
BRN: 6921324987029 BRN Date: 15/06/2023 02:43:06  
Gateway Ref ID: IGAPSSXVM3 Method: State Bank of India NB  
GRIPS Payment ID: 150620232009823174 Payment Init. Date: 15/06/2023 02:42:17  
Payment Status: Successful Payment Ref. No: 2001507740/2/2023  
[Query No\*/Query Year]

**Depositor Details**

Depositor's Name: Mr ABHIJIT NASKAR  
Address: ALIPORE POLICE COURT KOLKATA 700027  
Mobile: 7278326211  
Period From (dd/mm/yyyy): 15/06/2023  
Period To (dd/mm/yyyy): 15/06/2023  
Payment Ref ID: 2001507740/2/2023  
Dept Ref ID/DRN: 2001507740/2/2023

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001507740/2/2023	Property Registration- Stamp duty	0030-03-103-003-02	4921
2	2001507740/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	5021
			<b>Total</b>	<b>9942</b>

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.

### Major Information of the Deed

Deed No :	I-1604-07421/2023	Date of Registration	16/06/2023
Query No / Year	1604-2001507740/2023	Office where deed is registered	
Query Date	12/06/2023 8:25:06 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ABHIJIT NASKAR ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No : 7278326211. 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 : 5,00,000/-)		
Set Forth value	Market Value		
Rs. 1/-	Rs 18,51,207/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48ig):	Rs. 5,053/- (Article E. E. B)		
Remarks			






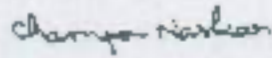
#### Land Details :

District: South 24-Parganas, P.S.- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur, JI No: 79. Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-40/248	RS-433	Bastu	Bastu	4 Kaitia 11 Chatak 12 Sq Ft	1/-	18,51,207/-	Width of Approach Road: 30 Ft.,
<b>Grand Total :</b>					7.7619Dec	1/-	18,51,207/-	



**Land Lord Details :**



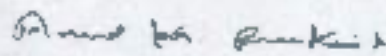



Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt Mithu Purkait</b> Wife of Mr Anup Kumar Purkait Executed by: Self, Date of Execution: 16/06/2023 , Admitted by: Self, Date of Admission: 16/06/2023 ,Place : Office	 16/06/2023	 LTI 16/06/2023	<b>Signature</b>  16/06/2023
	Sardar Para,daulatpur, City:- Not Specified, P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bxxxxxxx8p, Aadhaar No: 31xxxxxxxx1616, Status :Individual, Executed by: Self, Date of Execution: 16/06/2023 , Admitted by: Self, Date of Admission: 16/06/2023 ,Place : Office			
2	<b>Name</b> <b>Smt Champa Naskar</b> Wife of Shri Swapan Naskar Executed by: Self, Date of Execution: 16/06/2023 , Admitted by: Self, Date of Admission: 16/06/2023 ,Place : Office	 16/06/2023	 LTI 16/06/2023	<b>Signature</b>  16/06/2023
	Naskar Para, Daulatpur, City:- Not Specified, P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: apxxxxxx4f, Aadhaar No: 33xxxxxxxx1571, Status :Individual, Executed by: Self, Date of Execution: 16/06/2023 , Admitted by: Self, Date of Admission: 16/06/2023 ,Place : Office			

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>P A DEVELOPERS PRIVATE LIMITED</b> Daulatpur, City:- Not Specified, P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, P.N:- 700104 , PAN No.:: AAxxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri Anup Kumar Purkait (Presentant)</b> Son of Late Baikuntha Purkait Date of Execution - 16/06/2023, Admitted by: Self, Date of Admission: 16/06/2023, Place of Admission of Execution: Office	 Jun 16 2023 2:03PM	 L1 16/06/2023	 16/06/2023
Sargar Para, Daulatpur, City:- Not Specified, P.O:- Pailanhat, P.S.-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: amxxxxxx1k, Aadhaar No: 58xxxxxxxx5335 Status : Representative, Representative of : P A DEVELOPERS PRIVATE LIMITED (as Director)				
2	<b>Name</b> <b>Shri Swapen Naskar</b> Son of Late Bholanath Naskar Date of Execution - 16/06/2023, Admitted by: Self, Date of Admission: 16/06/2023, Place of Admission of Execution: Office	 Jun 16 2023 2:30PM	 L1 16/06/2023	 16/06/2023
Naskar Para,Daulatpur, City:- Not Specified, P.O:- Pailanhat, P.S.-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: abxxxxxx8c, Aadhaar No: 43xxxxxxxx3888 Status : Representative, Representative of : P A DEVELOPERS PRIVATE LIMITED (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Abhijit Naskar</b> Son of Mr B Naskar City:- Not Specified, P.O:- Maheshlata, P.S.-Maheshlata, District:-South 24-Parganas, West Bengal, India, PIN-700141	 16/06/2023	 16/06/2023	 16/06/2023

Identifier Of Smt Mithu Purkait, Smt Champa Naskar, Shri Anup Kumar Purkait, Shri Swapen Naskar

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Mithu Purkait	P A DEVELOPERS PRIVATE LIMITED-3.88094 Dec
2	Smt Champa Naskar	P A DEVELOPERS PRIVATE LIMITED-3.88094 Dec



On 16-06-2023

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13 58 hrs on 16-06-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Anup Kumar Purkait ,.

**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 18,51,207/-

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

Execution is admitted on 16/06/2023 by 1. Smt Mithu Purkait, Wife of Mr Anup Kumar Purkar, Sardar Para,daulatpur, P.O: Pailanhat, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 2. Smt Champa Naskar, Wife of Shri Swapan Naskar, Naskar Para, Daulatpur, P.O: Pailanhat, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife

Identified by Mr Abhijit Naskar, , Son of Mr B Naskar, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-06-2023 by Shri Anup Kumar Purkait, Director, P A DEVELOPERS PRIVATE LIMITED (Private Limited Company), Daulatpur, City:- Not Specified, P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by Mr Abhijit Naskar, , Son of Mr B Naskar, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by profession Advocate

Execution is admitted on 16-06-2023 by Shri Swapan Naskar, Director, P A DEVELOPERS PRIVATE LIMITED (Private Limited Company), Daulatpur, City:- Not Specified, P.O - Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by Mr Abhijit Naskar, , Son of Mr B Naskar, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,053.00/- ( B = Rs 5,000.00/-, E = Rs 21.00/-, H = Rs 28.00/-, M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/06:2023 2:43AM with Govt. Ref No: 192023240098231758 on 15-06-2023, Amount Rs: 5,021/-, Bank: SBI EPay ( SBIEPay), Ref. No. 6921324987029 on 15-06-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 4,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 13376, Amount: Rs.100.00/-, Date of Purchase: 27/03/2023, Vendor name: S B Dasw

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/06/2023 2:43AM with Govt. Ref. No: 192023240098231758 on 15-06-2023, Amount Rs: 4,921/-, Bank: SBI EPay ( SBlePay), Ref. No. 6921324987029 on 15-06-2023, Head of Account 0030-02-103-003-02

*(Signature)*

**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 231931 to 231964

being No 160407421 for the year 2023.



Digitally signed by ANUPAM HALDER  
Date: 2023.06.23 12:13:48 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*  
(Anupam Halder) 2023/06/23 12:13:48 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)