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

District Sub-Registrar :
South 24 Pargan

12 SEP 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 12th day of September 2022 (Two thousand Twenty Two)

BETWEEN

553

ANJANEVA BUILDERS & PROMOTERS PVT. LTD
Kailash Asha
Chairman

MAHUA MALATI SARKAR (DUTTA) PAN-CUEPS7873R, AADHAAR 6656 2169 5961) Mobile 8910221405 wife of Sri Manoj Dutta, by religion - Hindu, by Nationality Indian, by occupation - Housewife, residing at 6, Middle Road, Kolkata 700 075 P.O. Santoshpur, P.S. Survey Park, District South 24 Paraganas, hereinafter referred to as the "**LAND OWNER**(which expression shall unless otherwise repugnant to the context be deemed to mean and include her heirs, executors, representatives, administrators and assigns) of the "**ONE PART**":

AND

ANJANEYA BUILDERS & PROMOTERS PVT. LTD. (PAN No.AAECA5645E) having its registered office at 53, Garfa Main Road, P.O - Santoshpur, Kolkata - 700075, Police Station - Purba Jadavpur, represented by its Director **SRI. KAILASH CHAND AGARWAL (PAN No.ACLPA2104N, AADHAAR- 3853 9868 0029 Mobile 9831088143)**, son of late S. R. Agarwal , by religion - Hindu, by occupation - Business, residing at 3, Vidyasagar Sarani, Kolkata - 700075, P.O. - Santoshpur, Police Station - Kasba now Garfa, District South 24 Parganas, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless otherwise repugnant to the context be deemed to mean

and include the said firm and its executors, representatives, administrators and assigns) of the "**OTHER PART.**

WHEREAS by virtue of a registered sale deed dated 03/08/1936 registered in the office of the District Registrar at Alipur recorded as in Book 1, Volume No 55, Pages 246 to 250 being No 3604 for the year 1936 one Gopal Chandra Sarkar since deceased purchased all that piece and parcel of the homestead land measuring 1 Bigha 2 Cottahs 11 Chittaks 42 sq.ft. be the same a little more or less lying and situated at Mouza Garfa, J.L. No 18 Parganas Khaspur R.S. No 2, Touzi No 12,13 comprised in Dag No 465, 467 & 468 appertaining to Khatian No 25 & 300 presently within the limits of the Kolkata Municipal Corporation Ward No 104 under P.S. Kasba now Survey Park more fully described in the Schedule hereunder from the then owner one Smt. Kiran Bala Dasi @ Keran Sasi Dasi wife of Ram Behari Das.

AND WHEREAS by virtue of such purchase said Gopal Chandra Sarkar became the owner of the said landed property and constructed a single storied building thereon and since possessed over the same sold out a portion of the said total land and was in possession over the remaining vacant land measuring 17 Cottahs 10 Chittaks 16 sq.ft. be the same a little more or less.

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AND WHEREAS since possessed over the same said Gopal Chandra Sarkar died intestate on 27/12/1977 leaving behind him surviving his only son Gour Pada Sarkar as his only legal heirs who became the absolute owner of all that the said land and structure thereon as per Hindu Succession Act 1956.

AND WHEREAS after becoming owner of the said property and since possessed over the same said Gour Pada Sarkar died intestate on 09/09/1984 leaving behind him surviving his wife Smt. Rita Sarkar now deceased and only daughter Smt. Mahua Malati Sarkar, the party of the first Part herein as his only legal heirs who became the joint owners of all that the said property left by said Gour Pada Sarkar as per Hindu Succession Act 1956.

AND WHEREAS after becoming joint owners of all that said property both said Rita Sarkar and Mahua Malati Sarkar jointly recorded their names with the records of the Kolkata Municipal Corporation wherein the said property has been recorded as premises No 218, Middle Road, Kolkata 700 075 and were in joint possession over the same free from all encumbrances.

AND WHEREAS for the purpose of more convenient use and enjoyment said Rita Sarkar and Mahua Malati Sarkar made partition of their said joint property by executing a Partition Deed

dated 08/12/2003 and the said partition deed registered in the office of the A.R.A.1 at Kolkata recorded as in Book 1, being No 13212 for the year 2003 of the said office and by virtue of the aforesaid Partition Deed, Mahua Malati Sarkar the Party of the First Party herein absolutely owned more or less 3 Cottahs 5 Chittaks in **Lot B** SHOWN in the site plan of the said Partition Deed comprised in Dag No 465, 467 & 468 under Khatian No 300 & 25 of Mouza Garfa J.L. No 19 being its K.M.C Premises No 218, Middle Road, within K.M.C. Ward No 104 and her mother became the absolute Owner of all that the plot of land measuring 5 Cottahs more or less in **Lot-A** mentioned in the said partition deed comprised in Dag No 465 & 467 under Khatian No 300 & 25 of Mouza Garfa J.L. No 19 being part of K.M.C Premises No 218, Middle Road, within K.M.C. Ward No 104 and both the said mother and daughter jointly retained all that the plot of land measuring more or less 6 Cottahs 2 Chittaks 5 sq.ft mentioned in **Lot C** comprised in Dag No 465, 467 & 468 under Khatian No 300 & 25 of Mouza Garfa J.L. No 19 being part of K.M.C Premises No 218, Middle Road.

AND WHEREAS thereafter said Rita Sarkar during her lifetime developed her owned land measuring 5 Cottha by constructing residential flat system building thereon through a Developer.

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Rajesh Kumar

Chairman

developed her owned land measuring 5 Cottha by constructing residential flat system building thereon through a Developer.

AND WHEREAS thereafter said Rita Sarkar died intestate on the 31/10/2012 leaving behind her only daughter Smt Mahua Malati Sarkar as her only legal and accordingly the party of the First Party herein become the absolute owner of all that the said land measuring 6 Cotthas 2 Chittaks 5 sq.ft more or less as above being its premises No 218, Middle Road, Kolklata 700 075.

AND WHEREAS since possessed over the same said Smt. Mahua Malati Sarkar by a registered deed of Gift dated 16th day of October, 2017 registered in the office of the D.S.R.111 at Alipur recorded as in Book-1, Being No 04429 for the year 2017 transferred her right, title and interest in respect of the Southern portion land measuring 3 Cotthas be the same a little more or less in favour of her two daughters namely Madhushree Dutta and Sarnashree Dutta keeping remaining 3 Cottahs 2 Chittaks 5 sq.ft for herself and recorded her name as owner with the records of the K.M.C in respect of the said remaining land measuring 3 Cottah 2 Chittaks 5 sq.ft more or less wherein the said plot of land has been recorded as separate premises No 218, Middle Road. Kolkata- 75 and thus the land owner herein become the sole absolute owner of said (2) two plot of land measuring 3

Cottah 2 Chittaks 5 sq.ft being its premises 218, Middle Road, Kolkata 700 075 is physical possession over the said two plots of land measuring in total 6 Cottahs 7 Chittaks 5 sq.ft as single plot more or less free from all encumbrances and recorded her name with the records of the Kolkata Municipal Corporation wherein the said two plots has been renumbered as single premises being No 218, Middle Road, Kolkata 700 075, within K.M.C. Ward No 104.

AND WHEREAS at present the all the Owner herein has decided to develop the said total land land measuring 6 Cottahs 7 Chittaks 5 sq.ft being its premises No 218, Middle Road, Kolkata 700 075 by constructing a self contained residential flat system building through an efficient developer who has sufficient experience and resources to construct such building and knowing the same the Developer herein has proposed the owner to develop the said property particularly mentioned in the schedule hereunder.

AND WHEREAS both the parties herein have discussed between themselves regarding terms and conditions on which the proposed new building can be constructed on the said land and the parties herein have agreed and accepted the terms and conditions as written hereunder:-

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

ARTICLE - I: DEFINITION

1. **LAND:** Land/premises shall mean **ALL THAT** the piece and parcel of land land measuring 6 Cottahs 7 Cittaks 5 sq.ft being its premises No 218, Middle Road, Kolkata 700 075, within Kolkata Municipal Corporation ward no 104, P.S. Survey Park.

2. **OWNER:** Owner shall mean the party of the 1st part herein **MAHUA MALATI SARKAR** wife of Sri Manoj Dutta of 6, Middle Road, Kolkata 700 075 P.O. Santoshpur, P.S. Survey Park, District South 24 - Paraganas.

2. **DEVELOPER:** Developer shall mean **ANJANEYA BUILDERS & PROMOTERS PVT. LTD. (PAN No.AAECA5645E)** having its registered office at 53, Garfa Main Road, P.O - Santoshpur, Kolkata - 700075, Police Station - Purba Jadavpur, now Survey Park, represented by its Director **SRI. KAILASH CHAND AGARWAL (PAN No.ACLPA2104N) (AADHAAR- 3853 9868 0029, Mobile-9836356536** son of late S. R. Agarwal , by religion - Hindu, by occupation - Business, residing at 3, Vidyasagar Sarani, Kolkata - 700075, P.O. - Santoshpur, Police Station - Kasba now Garfa, District South 24 Parganas,

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Chairman

3. OWNER'S ALLOCATION: Owner's Allocation shall mean the area as mentioned in the Owner's Allocation in Article - 'V'.

4. DEVELOPER'S ALLOCATION: Developer's Allocation shall mean the remaining area after delivery of possession of the Owner's Allocation as mentioned in consideration and space allocation in article - V mentioned hereunder.

5. COMMON FACILITIES: Common facilities shall mean the space to be left open for common use of the intending purchaser/ purchasers or occupier and/or Owner's allotted flat and Developer's allotted flats of the newly building to be constructed and shall include stair-case, landings, lobbies, lift (elevators), open spaces around the building, roofs and other common facilities whatsoever required or necessary for the establishment location.

6.. ARCHITECT: Architect shall mean qualified person/persons or firm/firms appointed by the Developer as Architect of the Building to be constructed on the land of the Owner.

7.. ADVOCATE: Advocate shall mean MR. NITISH SAHA, of 53, Garfa Main Road, Kolkata - 700075, who will perform the Registration of the flats of the intending Purchasers/ Purchasers

of the said premises.

8. BUILDING PLAN: Building Plan Shall mean the Plan which shall be sanctioned by the K.M.C. authority in the name of the Owners entirely at the cost of the Developer.

**ARTICLE-II: TITLE AND INDEMNITIES INCLUDING
CONSTRUCTIONAL OBLIGATION**

1. The Owner herein declares and represent that she has a good and absolute right, title and interest in respect of the said property and she has the marketable title and interest to enter into this agreement with the Developer. The Owner herein also declares that the original title deed and other relevant documents in respect of land are with her.
2. All expenses and liabilities for construction of the proposed building/buildings to be constructed on the said premises shall be borne by the Developer and the Owner shall not be liable to bear any expenses and constructional liabilities thereof including the cost and expenses relating to sanction of plans, and other proposed necessary preliminary costs and expense relating to full or phase wise process of construction.

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3. The Developer undertakes to construct the Building in accordance with the building plan to be sanctioned in the name of the Owner herein by the appropriate authority of the Kolkata Municipal Corporation and also undertakes to pay any damages, penalties and/or compounding fees payable to the authority if impose.

4. That the Developer shall act as an independent constructor in the matter of construction of the building and also undertakes to keep the Owner indemnified from and against all third party claims or compensation and action arising out of any act or relating to the construction of the proposed new Building to be constructed on the said land of the Owner. The Owner herein undertakes to deliver vacant possession of the said land of the said premises to the developer within 3 months days from the date of signing of this agreement.

5. That the Developer hereby undertakes that save and except the construction as per Agreement, the developer shall not be entitled to create any possessory right over the said property. It is hereby further undertakes by the Developer that the firm shall not be entitled to use the said property for any purpose other than the purpose of construction, nor would be entitled to part

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 Chairman

with the possession of the said property or its part to anyone till the Owner's Allocation in the proposed Building are delivered to the owners.

6. That the Developer hereby undertakes to complete the proposed building within 30 months from the date sanction of the building plan and deliver possession of the Owners' allocation mentioned herein below within the said period. The said period may be extended for a further period of 6 months for unavoidable circumstances such as Floods, shortage of Raw materials in the open market and other unforeseen accidents. But after expiry of the said extended period, if the Developer fails and neglects to deliver possession of Owners' Allocation to the Owners First Party herein, the Developer shall be liable to pay a sum of Rs. 10.000/- Rupees then thousand) only to the Owners First Party herein as compensation till delivery of such possession.

7. That in any case if the developer fails to develop the property for any unforeseen incidents this agreement shall be null and void subject to refund the payment already made till date.

ARTICLE - III: EXPLOITATION RIGHT.

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1. After execution of this agreement made in terms thereof the Owner shall grant exclusive right to the Developer to build upon and to commercially exploit the said premises on the basis of the layout plan.

2. That the Owner shall execute a Development Power of Attorney in favour of the Developer so that the Developer shall act before any authority/authorities to construct such flat system building thereon, to negotiate with the intending purchaser/purchasers of flat/flats to fix - up the price of the flat / flats at its own discretion and receive the booking money or advance payment / full consideration of the flat / flats in respect of the Developer 's Allocation, to appear before any registration authority/ authorities for registration of the said flat /flats together with the undivided proportionate share of land of the said premises in favour of his nominee/nominees or respective buyer / buyers in respect of the Developer s Allocation.

3. All application, plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the Owner but otherwise at the costs of the Developer, and the Developer shall pay and bear all expenses and other fees, charges

required to be paid or deposited for sanction for the construction of the said new Building on the said land and premises.

4. The Developer shall abide by and/or Comply with all the laws, by laws and regulations of the Government, local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, by - laws, rules and regulations relating to construction of the said building.

ARTICLE - IV: BUILDING.

1. The Developer shall have exclusive right to construct the building/buildings on the said premises at its own cost strictly in accordance with the plan to be sanctioned, without any hindrances or obstruction from the Owner or any person claiming through him. The type of construction, specification and good standard materials to be used and the detailed design of the Building shall be only as per choice of the Developer. The Developer hereby undertakes to construct the Building in accordance with the plan to be sanctioned maintaining the rules and regulations of the K.M.C. Authority and shall use the quality Building materials.

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2. The Owner shall put the Developer in exclusively and undisputed possession of the said premises within three months obligatory on the part of the Developer to obtain in vacant possession of the said property in terms of this Agreement.

3. The Developer hereby undertakes to construct the Building diligently, efficiently and expeditiously and deliver possession of the Owners allocation within the stipulated period mentioned herein above.

ARTICLE-V: CONSIDERATION AND SPACE ALLOCATION.

1. In consideration having agreed to grant exclusive right to the Developer to commercially exploit the said two premises by constructing a residential flat, at the said premises as per plan to be sanctioned by the appropriate authority of The Kolkata Municipal Corporation, the Owner shall exclusively entitled to First Floor and Second Floor and 50% of the car parking space on the Ground floor as to be sanctioned by the appropriate authority of the Kolkata Municipal Corporation herein after referred to as the **OWNERS' ALLOCATION** and the Developer shall be entitled to the entire Third Floor and the Fourth Floor and 50% of the car parking space on the Ground floor as to be sanctioned by the

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appropriate authority of the Kolkata Municipal Corporation herein after referred to as the **DEVELOPER'S ALLOCATIONS** subject to the same area on all floor but if the sanctioned area on the Fourth Floor is found less than other floors, the said area shall be adjusted from the First Floor or Second floor.

2. That save except as above the Developer shall pay a non refundable amount of Rs. 11,00,000/- (Rupees eleven lac) only to the Owners to be paid before signing of this agreement.

3. That the Owner shall be entitled to sell, transfer or dispose or otherwise deal with the Owner's Allocation to her nominee in the Building without in any way, disturbing the Developers' Allocation allotted thereon with the exclusive right to deal with or to enter into agreement for sale and transfer the same without any right, claim, demand, interest, whatever or however of the in way interfere with or disturb the quiet and peaceful possession of the Owner's Allocation or any person or persons claiming through or the nominee or nominees of the Owner. The Developer, however, shall not part with the possession of the Developer's Allocation till such time the Owner's are giving possession of the Owner's Allocation, notwithstanding anything anywhere to the contrary in this agreement.

4. That the Developer shall be exclusively entitled to the Developer's Allocation in the said Building without in any disturbing the common facilities situated thereon with the exclusive right to deal with, enter into agreement for sale and transfer the same without any right, claim, demand, interest whatsoever of the Owners and the Owner or any person or persons with or disturb the quiet and peaceful possession of the Developer's Allocation or any person or person's claiming through or the nominee or nominees of the Developer save and except common parts and areas as referred to in clause of Owner's Allocation.

ARTICLE - VI: COMMON FACILITIES

1. As soon as the Building of the said residential complex is completed, the Developer shall at first handover the possession of the Owner's allocation before handing over the possession of the intending purchasers or purchasers of the Developer's Allocation in the said Building and on and from the date of putting the Owner in possession of the Owner's allocation as afforested and at all times thereafter the Owner shall be exclusively responsible for payment of all Municipal and property taxes, duties, dues and other statutory outgoings and impositions whatsoever (hereinafter

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for the sake of brevity collectively referred to as the 'said property' payable in respect of the Owner's allocation and equally the Developer shall be exclusively responsible for payment of all the said rates payable in respect of the Developer Allocation. The said rates to be apportioned pro rata basis with references to the constructed area in the Building if they are levied on the Building as a whole. The Certificates of the Architect as well as Completion Certificate from the K.M.C. for the time being in respect of the said building as to completion of the said building and the quality shall be final and binding on the parties.

2. The parties shall punctually and regularly pay the said rates to the concerned authorities or to such other person or concern as may be mutually agreed between the parties.

ARTICLE - VII: COMMON RESTRICTION.

The Owner's Allocation in the building shall be subject to the same restriction on terms and use as are applicable to the Developer's Allocation in the Building intending for the common benefit of all occupiers of the Building which shall include the following: -

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1. The Owners or the Developer or any of their transferees shall not use or permit to use their respective allocation in the building or any portion thereof for carrying on any other illegal and immoral trade or activity, nor use or allow the same to be used for any purpose which may create a nuisance or hazards to the other occupier of the Building.

2. The Owners or the Developer or any of their transferees shall not demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the Developer, management society/association/holding organization envisaged hereinafter on this behalf.

3. The Owners and the Developer and any of their transferees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floors and ceiling etc. in their respective allocation in the Building in good working condition and repair and in particular so as not to cause any damage to the Building or any other space or accommodation therein and shall keep the Owner or the Developer and other

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occupiers of the building as the case may be indemnified from and against the consequences of any breach.

4. No goods or other items shall be kept by the Owners or Developer or any of their transferees for display or otherwise in the corridor or other place for common use in the building and no hindrances or obstruction shall be caused in any manner in the free movement in the corridor or other place of the common use in the building and in case of any such hindrances is caused by them and in case of any such hindrances is caused by them and in that event the Owners/Developer or the Management/ Association/ Society/ Holding organization shall be entitled to remove the same at the risks and costs of the person who shall keep goods or create such hindrances or inconvenience.

5. That the Owners or the Developer or any of their transferees shall permit the Owners/Developer or the Management / Society / Association / Holding Organization or its servants and agents with or without workmen and other at all reasonable times to enter in the Building and any part thereof and the Owner or Developer or any of their transferees as the case may be rectified immediately upon the receipts of such notice all such defects of

which notice in writing shall be given by the Owner / Developer or the Management/ Association/Society/Holding Organization.

6. The Owners or the Developer of any of their transferees shall not throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the Building or in the said building or they are not entitled to create any nuisance, disturbance in any manner which may affect the peace of inhabitants of the building and/or locality.

7. That the Owners, the Developer or any of their transferees shall permit the Owners/Developer or the Management / Society / Association / Holding Organization and its servants and agents with or without workman or other at all the reasonable time into and upon their respective allocation and every part thereof for the purpose of maintaining or repairing any part of the Building and / or cleaning, lighting and keeping in order and good condition, any common facilities and / or for the purpose of maintaining, repairing and testing, drains gas and water pipes, electric wires and for any similar purpose.

8. As soon as the Building is completed the Developer shall give written notice to take possession of the Owner's Allocation in

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the said Building and from the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all Municipal taxes and other impositions whatsoever payable in respect of the said date and the Developer shall be exclusively responsible for payment of all the said taxes to the extent of his share.

ARTICLE - VIII: MISCELLANEOUS.

1. That the Developer shall be at liberty to advertise in the daily newspaper for sale of the flats to be constructed on the said land to put their banners on the land to employ Durwan, caretaker for safe of the project, to invite the application from the intending purchaser/purchasers and to do all the acts, deeds and things as may be necessary or required for successful implementation of the project to negotiate with the intending buyers to prepare the necessary deeds of sale collection of the payment from the buyers as per agreement between themselves PROVIDED that the terms and conditions such agreement of sale deeds do not effect possession of the Owner's allocation provided that all costs and expenses incidental charges to all acts, deeds and things shall be borne by the Developer or intending buyers as his nominee or nominees.

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Kaishal Chandra Aggarwal

Chairman

2. That the Owners shall be liable to execute the deed of conveyance in respect of the Developer's allocation at the request of the Developer in favour of the nominated person / persons and / or purchaser / purchasers of flats of the Developer's Allocation only on handing over possession Owner's Allocation required and if the Owners fails or neglects to appear before the registration authority provided however all the expenses towards preparation of deed, Stamp Duty, Registration fees and all other expenses to be borne by the developer or his nominee or nominees and execute the said deed, but in case of failure the Developer shall be entitled to register the same through specific Performance of Contract Act from the appropriate forum.

3. All costs, taxes, charges, and expenses including Architect's fees shall be discharged and paid by the Developer, and the Owner shall not be responsible in this context.

4. That the Owner and the Developer shall punctually and regularly pay for their respective allocation the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed between the Owner and the Developer and both the parties shall keep and other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings

whatsoever directly instituted against or suffered by or paid by either of them as the case may be contested upon a default by the Owner or Developer on this behalf.

5. That the Developer will obtain the Completion Certificate from the Architect relating to approval of materials and K.M.C. construction as per sanctioned Building plan and shall issue and indemnify Bond in favour of the Owner for any defects or any loss suffered by the Owner regarding construction.

6. **FORCE MAJORE:** That the parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the force majeure and shall be suspended from the obligation during the duration of the force majeure.

7. That Force majeure shall mean flood, earthquake, riot, war, and shortage of Raw materials in the open market, storm, tempest, and civil commotion beyond the control of the parties hereto.

JURISDICTION: That the Courts of Alipore alone shall have the jurisdiction to entertain all actions, suits and proceedings arising out of the agreement.

SCHEDULE OF THE PROPERTY

ALL THAT the piece and parcel of land measuring 6 Cottahs 7 Chittaks 5 sq.ft more or less with 600 sq.ft. more less lying and situated at Premises No 218, Middle Road Kolkata 700 075 respectively, within Kolkata Municipal Corporation ward no 104, P.S. Survey Park, Butted and bounded by:-

Kaibish and Aggarwal

- The North** 15 ft. wide Middle Road.
- The South** and of Madhushree and Sarnashree Dutta.
- The East.** 18A, Middle Road.
- The West** , 6. Middle Road.

TECHNICAL SPECIFICATION OF THE BUILDING

- Foundation** : R.C.C (1:2:4) on 3" thick B.F.S.
- Bedding**
- Brick work** : All exterior brick work shall be 8" thick with bricks of standard quality. All partitions shall be 3" thick with bricks of standard quality.
- Floor Bedding** : P.C.C (1:3:6) floor bedding 4" thick (average) over 3" thick soling in ground floor.

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Chairman

Floor finish, Skirting, Dado etc.

Marble finish (2 X 2') as per choice of the Developer to all floor 4" height skirting to all rooms. Door height glazed tiles in the Bath and Privy and 2.5" height glazed tiles above cooking platform, floor of toilet, W. C. and Kitchen is of full Tiles as per choice of the Developer.

Kitchen platform shall finished with granite.

Plaster : Outside of the Building will have sand cement Plaster (1: 6) 3/4" thick (average) whereas the inside and the ceiling plaster will be 1/2" thick (average) in (1:5)

Door & Windows :

1. Main Entrance
 - a) Commercial flush door of 35 mm, one side sunmika finish.
 - b) Wooden doorframe. (4" x 2 1/2") Sal wood.
 - c) Aluminum tower bolt from inside.
 - d) ISI Standard lock with handle.
 - e) Electrical bell point.
 - f) Eye hole.
 - g) Door stopper with buffer.
2. Other Doors.

27
a) Commercial flush door of 30mm.

b) Wooden doorframe. (4" × 2½").

c) Wooden frame for bathroom with
flash door.

d) Stainless steel tower bolt from
inside.

e) Doors stopper, buffer.

ndows
: a) Grill with guard bar as per design of
Architect with Aluminium sliding.

b) All windows shall have translucent
glass. (4 mm.)

WHITEWASH & COLOUR WASH- The Building shall be painted
externally with WEATHER COAT/ colourcem. The inside of the
flat shall be plaster of paris on the plaster surface.

Toilet & Kitchen

: 1. Bath & W.C.

a) One commode with cistern of ISI
Standard.

b) One shower.

c) Concealed plumbing line with the
P.V.C. made & outside Building pipes

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Chairman

are made of PVC (ISI Standard).

- d) One washbasin.
- e) Two tap.(standard)

2. W. C.

- a) Comode with cistern.(standard)
- b) One tap.

3. Kitchen.

- a) One kitchen Sink (stain less steel).
- b) One tap above sink for outgoing water.

One tap under sink.

- c) Granite slab, over 1" slab casting or black stone.

Stair - case : 1. Stair - case room will be provided with m.s. grill with aluminium sliding.

- 2. Cabin for electric meter and pump.

Roof

- : 1. Roof treatment as per Architect's Choice.
- 2. 3'-4" height parapet wall be provided all around the roof.

Electrical Installation :

electrical line will be completed with wires and all switch with ISI Standard.

- a) **Bed Room** : Bracket light point, one fan point, one plug point, one tube-light, 2 fuse points.
A.C. Point will be provided in one bed rooms .
- b) **Living/ Dining Room** : 2 light points, 1 fan points, 1 plug point, 2 Power Points – 15 Amp./ Phone point and one cable point.
- c) **Kitchen** : 1 light point, 1 exhaust fan point – 5 Amp. 1 Power point – 15 Amp.
- d) **W. C.** : 1 light point – 5 Amp, 1 exhaust fan point,
- e) **Each Balcony** : 1 light point.
- f) **Toilet** : 1 light point, 1 exhaust fan point, 1 Gizar point.

**** All wiring will be as per existing C.E.S.C. regulations.**

Water Supply :

Overhead reservoir will be provided on the top of the last roof as per design. The suitable electrical pump with motor will be installed at suitable area under stair case as per instruction of the

MAJANEYA BUILDERS & PROMOTERS PVT. LTD

Kailash Agrwal

Chairman

...itect. To deliver water to overhead reservoir from K. M. C.
water from the under ground reservoir.

Compound :M.S. Grill Gate as per approved design of the
Architect and painted both sides.

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

WITNESSES:

1. Rajesh Sharma
10, B Chhota Narada Rd.
Flat 26, P.S. Tollygunge.

Mahua Malati Sarker (Dutta)
SIGNATURE OF THE OWNER

2. Anandeeep Chakrabarty
Flat 2/A CC-208
P.S. Newtown
Kolkata - 700 156

ANJANEYA BUILDERS & PROMOTERS PVT. LTD

Kailesh Chandra Aggarwal
Chairman

SIGNATURE OF THE DEVELOPER

Drafted by:
Nitish Saha
NITISH SAHA
Advocate
53, Garfa Main Road,
Kolkata - 700 075.
W.B 1057/ 1980

Typed by :
Asih
ATANU SAHA
53, Garfa Main Road,
Kolkata - 700075.



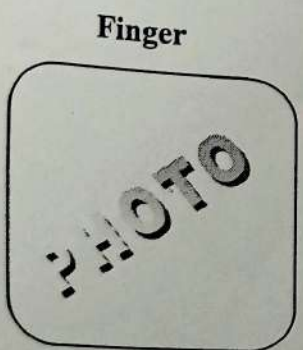
	Thumb	First Finger	Middle Finger	Ring Finger	Small
Left Hand					
Right Hand					

Name
 Signature *Mahua Malati Sarker (Dutta)*
MAHUA MALATI SARKAR (DUTTA)



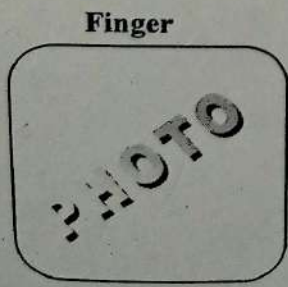
	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name
 Signature *Kaishik Chand Agarwal*



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name
 Signature



	Thumb	First Finger	Middle Finger	Ring Finger	Small
Left Hand					
Right Hand					

Name
 Signature

Plot No 104 Street No 25
 Premises No 216

MIDDLE ROAD

REF/MP/104/2022
 NO 104/2022
 ASSESSEE NO 104/2022
 NAME (MP)

No of stories	Nature of Use	Plot Area (Sq. M.)	Covered Area (Sq. M.)	Floor Area (Sq. M.)	Exemption, if any	No. of users	Speculative or vacant
1	Residential	411.066	1600				

Name and address of owner and/or person liable to pay consolidated rate

Owner: MADHA MALATI SARRAR,
 Address: 6 MIDDLE ROAD, KOIKRYA-75, /

Initial date of the H.A./Assmt. making correction

Annual Valuation

Date of alteration

Quarterly payable

Amount after allowing rebate

1	2	3	4	5	6	7	8	9	10
15/08	35.7	28/02/2004	01/07/2001	1374.15	0	1374.15			
6430	20.7	28/02/2004	01/01/2004	332.75	0	332.75			
25750	40	12/03/2016	01/07/2007	2575.00	0	2575.00			
30300	40	12/03/2016	01/07/2013	3030.00	0	3030.00			
1130240	20	30/08/2018	01/04/2017	3708.00	0	3708.00			
115160	20	31/09/2018	01/10/2017	5772.00	0	5772.00			
148480	20	21/06/2022	01/04/2022	7424.00	0	7424.00			

PARTICULARS OF SUBSEQUENT ALTERATION

Quarterly House hold Levy Tax at Leviable on the AV	Manual Capx Tax	Proportional AV where applicable	Proportional Quarterly Rate	% of surcharge	Amount of surcharge	Gross amount payable per quarter Column 8 or 10, 11 & 15, 16 (rounded off to the nearest rupee)	Amount of general rebate 9 54 (nearest rupee)	Net amount payable per quarter (rounded off to the nearest rupee)	Initial of Assesment Clerk/Head Assistant	Initial of Authenticating officer (w/s 191(1))	Quarter of issuing of Fresh or Supplementary bills as per alterations	Remarks
0.00	0.00	0.00	0.00	50	0.00	1374.00	69.70	1305.00				
0.00	0.00	0.00	0.00	50	0.00	332.00	16.85	316.00				
0.00	0.00	0.00	0.00	50	0.00	2575.00	129.75	2446.00				
0.00	0.00	0.00	0.00	50	0.00	3030.00	154.50	2876.00				
0.00	0.00	0.00	0.00	0	0.00	3708.00	185.40	3522.60				
0.00	0.00	0.00	0.00	0	0.00	5772.00	298.65	5473.35				
0.00	0.00	0.00	0.00	0	0.00	7424.00	371.20	7053.00				

SM
 2/11/22

Recommended from
 IB & System

W-2

24/06/22

THE KOLKATA MUNICIPAL CORPORATION

AQ-0848997

ASSESSMENT COLLECTION

RECEIPT: 008099

DATE: 16/06/2022 TIME: 14:52:27

ROUGH: 6

OPERATOR: 76611
AMBIKA PATOWARY

COUNTER: 2

PROPERTY TAX

COLLECTION CENTRE: 14 (SANTOSHPUR)

Assessee No: 311042802182

Premises and Street: 218, MIDDLE ROAD

Mailing Address: 6, MIDDLE ROAD

P.O.-SANTOSHPUR

PS-SURVEY PARK

KOLKATA-75

Pin Code: 700075

Owner:
SMT. MAHUA MALATI SARKAR



Qtr	Rebate(Rs.)	Penalty(Rs.)	Interest(Rs.)	Payable(Rs.)
2/2022-2023	288.65	0.00	0.00	5484.00
3/2022-2023	288.65	0.00	0.00	5484.00
4/2022-2023	288.65	0.00	0.00	5484.00

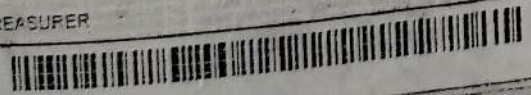
TOTAL AMOUNT PAID : Rs. 16452.00
AMOUNT IN WORDS : Rupees Sixteen Thousand Four Hundred Fifty Two only

Mode	Chq/DD No	Chq/DD Date	Bank Name	Branch Name	Amount(Rs.)
CASH	848412	07/06/2022	STATE BANK OF INDIA		2944.00
DD					13508.00

N.B. Cheque/Draft is subject to realization

E. and O.E.
SIGNATURE OF OPERATOR

TREASURER



*Please do not fold & put any mark on BARCODE

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

192022230119810491
12/09/2022 13:34:39
IK0BWNUVB4
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 12/09/2022 13:36:34
Payment Ref. No: 2002688888/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SUROJIT SENGUPTA
Address: 284/2, Dr. A.K.Paul Road Kol-34
Mobile: 9231851468
Depositor Status: Others
Query No: 2002688888
Applicant's Name: Mr NITISH SAHA
Identification No: 2002688888/5/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002688888/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	20011
2	2002688888/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	11021
			Total	31032

IN WORDS: THIRTY ONE THOUSAND THIRTY TWO ONLY.

Major Information of the Deed

	I-1601-02199/2022	Date of Registration	12/09/2022
Year	1601-2002688888/2022	Office where deed is registered	
Date	07/09/2022 1:05:21 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address Other Details	NITISH SAHA Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830090908, Status :Advocate		
Transaction	Additional Transaction		
[110] Sale, Development Agreement or Construction Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 11,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,35,44,422/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 11,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Middle Road (Ward No 104), , Premises No: 218, , Ward No: 104 Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 7 Chatak 5 Sq Ft	1/-	1,31,12,422/-	Width of Approach Road: 14 Ft.,
Grand Total :				10.6333Dec	1/-	131,12,422 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	1/-	4,32,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1600 sq ft	1/-	4,32,000 /-	







Details :
Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mahua Malati Sarkar, Alias: Mahua Malati Dutta Wife of Mr Manoj Dutta Executed by: Self, Date of Execution: 12/09/2022 , Admitted by: Self, Date of Admission: 12/09/2022 ,Place : Office			Mahua Malati Sarkar (Dutta)
12/09/2022		LTI 12/09/2022	12/09/2022
6 Middle Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CUxxxxxx3R, Aadhaar No: 66xxxxxxxx5961, Status :Individual, Executed by: Self, Date of Execution: 12/09/2022 , Admitted by: Self, Date of Admission: 12/09/2022 ,Place : Office			



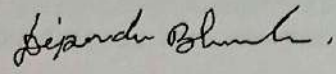
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ANJANEYA BUILDERS AND PROMOTERS PRIVATE LIMITED 53 Garfa Main Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: aaxxxxxx5e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Kailash Chand Agarwal (Presentant) Son of Late S R Agarwal Date of Execution - 12/09/2022, , Admitted by: Self, Date of Admission: 12/09/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td> Kailash Chand Agarwal </td> </tr> <tr> <td>Sep 12 2022 2:39PM</td> <td></td> <td>LTI 12/09/2022</td> <td>12/09/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Kailash Chand Agarwal (Presentant) Son of Late S R Agarwal Date of Execution - 12/09/2022, , Admitted by: Self, Date of Admission: 12/09/2022, Place of Admission of Execution: Office			Kailash Chand Agarwal	Sep 12 2022 2:39PM		LTI 12/09/2022	12/09/2022
Name	Photo	Finger Print	Signature										
Mr Kailash Chand Agarwal (Presentant) Son of Late S R Agarwal Date of Execution - 12/09/2022, , Admitted by: Self, Date of Admission: 12/09/2022, Place of Admission of Execution: Office			Kailash Chand Agarwal										
Sep 12 2022 2:39PM		LTI 12/09/2022	12/09/2022										
3 Vidyasagar Sarani, City:- , P.O:- Santoshpur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx4N, Aadhaar No: 38xxxxxxxx0029 Status : Representative, Representative of : ANJANEYA BUILDERS AND PROMOTERS PRIVATE LIMITED (as Director)													

Sundar Bhunrhe
 P.O:- Karanjali,
 City:- South 24-Parganas,
 District:- South 24-Parganas,
 India, PIN:- 743348

Photo	Finger Print	Signature
		
12/09/2022	12/09/2022	12/09/2022

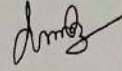
Of Smt Mahua Malati Sarkar, Mr Kailash Chand Agarwal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Mahua Malati Sarkar	ANJANEYA BUILDERS AND PROMOTERS PRIVATE LIMITED-10.6333 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Mahua Malati Sarkar	ANJANEYA BUILDERS AND PROMOTERS PRIVATE LIMITED-1600.00000000 Sq Ft

Market Value(WB PUVI rules of 2001)

The market value of this property which is the subject matter of the deed has been assessed at Rs



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

On 12-09-2022

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

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

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

Presented for registration at 13:45 hrs on 12-09-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr Kailash Chand Agarwal ..

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

Execution is admitted on 12/09/2022 by Smt Mahua Malati Sarkar, Alias Mahua Malati Dutta, Wife of Mr Manoj Dutta, 6 Middle Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Indetified by Mr Dipendu Bhunrhe, , Son of Mr Shyam Sundar Bhunrhe, Vill. Lakshmpur, P.O: Karanjali, Thana: Kulpi, , South 24-Parganas, WEST BENGAL, India, PIN - 743348, by caste Hindu, by profession Business

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

Execution is admitted on 12-09-2022 by Mr Kailash Chand Agarwal, Director, ANJANEYA BUILDERS AND PROMOTERS PRIVATE LIMITED, 53 Garfa Main Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075

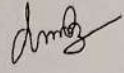
Indetified by Mr Dipendu Bhunrhe, , Son of Mr Shyam Sundar Bhunrhe, Vill. Lakshmpur, P.O: Karanjali, Thana: Kulpi, , South 24-Parganas, WEST BENGAL, India, PIN - 743348, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,053/- (B = Rs 11,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 11,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2022 1:36PM with Govt. Ref. No: 192022230119810491 on 12-09-2022, Amount Rs: 11,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BWNJVB4 on 12-09-2022, Head of Account 0030-03-104-001-16

Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 10/-, by
Impressed, Serial no 60756, Amount: Rs. 10/-, Date of Purchase: 30/08/2022, Vendor name:
Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
12/09/2022 1:36PM with Govt. Ref. No: 192022230119810491 on 12-09-2022, Amount Rs: 20,011/-, Bank:
of India (SBIN0000001), Ref. No. IK0BWNUVB4 on 12-09-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2022, Page from 99790 to 99832

being No 160102199 for the year 2022.



Digitally signed by MOHAMMED TABIS
ANSARI

Date: 2022.09.14 12:13:19 +05:30

Reason: Digital Signing of Deed.

(Tabis Ansari) 2022/09/14 12:13:19 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)