



01 OCT 2020

No. 1498 No 100/- Date.....

Name: Karmakar

Address: ALIPUR JUDGE COURT Advocate  
Kolkata - 700 027

Vendor: Subhankar Das

Alipur Collectorate, 24 Pgs. (S)  
SUBHANKAR DAS  
STAMP VENDOR  
Alipur Police Court, Kol-27



District Sub-Registrar-III  
Alipore, South 24 Parganas

WITNESSED BY MEH

Atithun Chowdhury  
S/o. A.N. Chowdhury  
Madanath Pyar Das  
As - Baranagar  
Pin. 743610

09 DEC 2020

09 DEC 2020

## AND

**SRI RATAN DEBNATH, (PAN No. AKQPD 5629N), (AADHAAR No. 9564 5903 5282)**, son of Late Hari Pada Debnath, by Nationality- Indian, by faith - Hindu, by occupation-Business, residing at 160, Kayastha Para Main Road, Kolkata-700 078, P. O. Haltu, P. S. Garfa, in the District of South 24 Parganas, carrying on business under the name and style of **R. D. CONSTRUCTION**, as sole proprietor having its office at 160, Kayastha Para Main Road, Kolkata-700 078, P. O. Haltu, P.S. Garfa, in the District of South 24-Parganas hereinafter referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Jnanendra Nath Samadder was the sole and absolute owner of all that piece and parcel of land measuring 18 Cottahs 13 Chittaks 30 square feet more or less lying and situated at Mouza- Garfa, J.L. No. 19, P. S. formerly Kasba at present Garfa in the District of formerly 24-Parganas at present South 24-Parganas through purchase.

AND WHEREAS after the demise of said Jnanendra Nath Samadder his widow Smt. Lila Samadder, only son Sri Samar Samadder and only married daughter Smt. Sushmita Dasgupta jointly inherited the said property and became the joint owners of the said inherited property left by their predeceasing-interest Jnanendra Nath Samadder.

AND WHEREAS by an Indenture of deed of conveyance made on 3rd day of May, 2006 between Smt. Lila Samadder wife of Late Jnanendra Nath Samadder, Sri Samar Samadder, son of Late Jnanendra Nath Samadder and Smt. Susmita Dasgupta, wife of Sri Asit Dasgupta and daughter of Late Jnanendra Nath Samadder, collectively described therein as the vendors of the one part and Smt. Pratima Poddar, wife of Sri Prem Chand Poddar described therein as

the purchaser of the other part the said vendors jointly sold, transferred and conveyed all that piece and parcel of land measuring 5 Cottahs 14 Chittaks 11 square feet be the same a little more or less lying and situated at Mouza-Garfa, J. L. No. 19, R. S. No. 2, Pargana- Khaspur, District Collectorate Touzi Nos. 12,13 and 10, appertaining to C. S. Khatian Nos. 7 and 243, corresponding to R. S. Khatian Nos. 7, 888 and 1195, comprising part of C. S. Dag Nos. 1416 and 1417, corresponding to part of R. S. Dag Nos. 1716 and 1717, P. S. Kasba, now within the local limits of The Kolkata Municipal Corporation under Ward No. 106, in the District of South 24-Parganas together with all right of easement of 20'feet wide road on the Northern side belonging and appurtenant thereto in favour of the said purchaser for valuable consideration therein mentioned and the said deed of conveyance was registered in the office of the District-Sub-Registrar-III at Alipore and recorded therein Book No. I, Volume No. 17, pages 2155 to 2176, being No. 6856 for the year 2006 and delivered possession thereof.

AND WHEREAS since purchasé the said owner Smt. Pratima Poddar had been exercising all her right of ownership and possession over the said property as sole and absolute owner thereof to the exclusion of others.

AND WHEREAS by an Indenture of Deed of Gift made on 23rd day of September, 2009 between Smt. Pratima Poddar, wife of Prem Chand Poddar described therein as the donor of the one part and Sri Pratik Kumar Poddar, son of Sri Manoranjan Poddar described therein as the Donee of the other part the said donor gifted, transferred and conveyed all that piece and parcel of land altogether measuring 5 Cottahs 14 Chittaks 11 square feet be the same a little more or less lying and situated at Mouza- Garfa, J. L. No. 19, R. S. No. 2, Pargana- Khaspur, District Collectorate Touzi Nos. 12,13 and 10, appertaining to C. S. Khatian Nos. 7 and 243, corresponding to R. S. Khatian Nos. 7, 888 and 1195, comprising part of C. S. Dag Nos. 1416 and 1417, corresponding to part of R. S. Dag Nos. 1716 and 1717, P. S. Kasba, now within the local limits

of The Kolkata Municipal Corporation under Ward No. 106, in the District of South 24-Parganas together with all right of easement of 20'feet wide road on the Northern side belonging and appurtenant thereto in favour of the said Donee and the said deed of gift was registered in the office of the District Sub-Registrar-III at Alipore and recorded therein Book No. I, C. D. volume No. 25, pages 4616 to 4632, being No. 06421 for the year 2009 and delivered possession forthwith and the said donee accepted the said gift of the donor.

AND WHEREAS since then the said owner Sri Pratik Kumar Poddar has been exercising all his right of ownership and possession over the said property got his name mutated in the records of B.L. and L.R.O. vide memo No.18/MUT/2417/BLLRO/ATM/KASBA dated 09/05/2012 vide Mutation Case No.117/2012 and the B.L.& L.R.O. allotted two Khatian numbers being R.S. Khatian Nos.7 & 888 in place and stead of three Khatian numbers as written in the Deed of Conveyance dated 3rd day of May,2006 and also in the Deed of Gift dated 23rd day of September, 2009, comprising R.S.Dag Nos. 1717 & 1716 and also in the record of The Kolkata Municipal Corporation in respect of the said property and the said plot of land has since been numbered as Municipal Premises No.70/1, Purbachal Road, Kolkata-700 078, (having Assessee No. 31-106-17-2112-9) P. S. formerly Kasba at present Garfa, in the District of South 24-Parganas and is paying taxes regularly.

AND WHEREAS by an Indenture of Deed of Gift made on 3rd day of March, 2020 between Sri Pratik Kumar Poddar, son of Sri Manoranjan Poddar, described therein as the Donor of the first part and The Kolkata Municipal Corporation, described Donee of the other part the said Donor made a free Gift of the Strip Portion of Land measuring about 39.117 square metre more or less from the Northern side of the said premises No. 70/1, Purbachal Road, Kolkata- 700 078, P. S. Garfa, K.M.C. Ward No. 106, Borough No. XII, District South 24-Parganas in favour of The Kolkata Municipal Corporation for widening of road 2.5 metre on the Northern side as per the K.M.C

Building Rule 2009 for sanction of the Building Plan and the said Deed of Gift was registered in the office of the District Sub-Registrar-III at Alipore and recorded therein Book No. I, Volume No. 1603-2020, pages 25791 to 25804, being No. 160300700 for the year 2020.

AND WHEREAS after the aforementioned Gift the said owner Sri Pratik Kumar Poddar thus became the sole and absolute owner of net land measuring 05 Cottahs 04 Chittaks 30 square feet more or less which is morefully and particularly mentioned and described in the first schedule hereunder written and hereinafter referred to as the "**said property**".

AND WHEREAS the owner has specifically represented to the Developer that he is the sole and absolute owner of the property morefully and particularly mentioned and described in the First Schedule hereunder written and from such representation the Developer has bonafide belief that the owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises in its entirety as the owner thereof and that he has full right and absolute authority of alienation or transfer of the same or any part or portion thereof without any let, hindrance, claim, question or demand being raised by anybody in this behalf and have also declare and confirm that he has not yet executed any sort of instrument like sale, lease, gift, mortgage, charge or Agreement for Sale, Tenancy and Development Agreement in respect of the said property with anybody/bodies, person/persons, concern/concerns, company/companies and authority/authorities.

AND WHEREAS it has been agreed by and between the parties hereto that the Developer shall develop and/or cause to be developed the said premises in the manner as has been agreed upon by and between the parties hereto and as hereinafter provided.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

**ARTICLE : I : DEFINITIONS**

1. **OWNER** shall mean **SRI PRATIK KUMAR PODDAR**, (PAN No BCKPP0336F), (AADHAAR No. 3034 7793 0740), son of Sri Manoranjan Poddar, by Nationality-Indian, by faith-Hindu, by occupation-Bsusiness, residing at 4/6, Kayastha Para Main Road, Kolkata-700 078, P.O. Haltu, P.S. Kasba, in the District of South 24-Parganas.
2. **DEVELOPER** shall mean **SRI RATAN DEBNATH**, (PAN No. AKQPD 5629N), (AADHAAR No. 9564 5903 5282), son of Late Hari Pada Debnath, by Nationality- Indian, by faith -Hindu, by occupation-Business, residing at 160, Kayastha Para Main Road, Kolkata-700 078, P. S. Garfa, in the District of South 24 Parganas, carrying on business under the name and style of **R. D. CONSTRUCTION**, as sole proprietor having its office at 160, Kayastha Para Main Road, Kolkata-700 078, P.S. Garfa, in the District of South 24 Parganas.
3. **TITLE DEED** shall mean all deeds, documents, papers and writings regarding title of the said property.
4. **PROPERTY (PREMISES)** shall mean the piece and parcel of gross homestead land measuring 5 Cottahs 14 Chittaks 11 Square feet inclusive of road area thus net land 5 Cottahs 4 Chittaks 30 Square feet be the same a little more or less lying situate at and being known as Premises No. 70/1, Purbachal Road, Kolkata- 700 078, P. S. formerly Kasba at present Garfa, now within the local limits of The Kolkata Municipal Corporation under Ward No. 106, in the District of South 24-Parganas which is morefully and particularly mentioned and described in the First Schedule hereunder written.
5. **BUILDING** shall mean the ground plus four storied building or buildings to be constructed on the said piece and parcel of land

mentioned above in accordance with the building plan duly sanctioned by The Kolkata Municipal Corporation or revised thereof.

6. **COMMON FACILITIES AND AMENITIES** shall mean and include corridors, stair ways, passage ways, shafts, drains, septic tank, over head water tank and semi-underground water reservoir, Pump and Motor, Electric Meter Board, lift, lift machine room and other space or spaces and facilities along with the easements attached thereto or which may be mutually agreed upon between the parties or whatsoever required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and/or common facilities or any of them thereon as the case may be.
7. **SALEABLE SPACE** shall mean flat or flats, apartment or apartments, car parking space or any other space or spaces or portion thereof for residential purposes only and for exclusive use of the Owner in the building available for independent use and occupation excepting what is due to the Owner and after making due provisions for common facilities and the space required therefor.
8. **OWNER'S ALLOCATION** shall mean 50% of the constructed flat area which includes four numbers of self contained flats out of which one self contained flat measuring 1297 square feet of super built up area on the first floor Northern side front portion being Flat No. 1A, another one self contained flat measuring 1297 square feet of super built up area on the third floor Northern side front portion being Flat No. 3A, another one self contained flat measuring 1284 square feet of super built up area on the second floor Southern side rear portion being Flat No. 2B, another one self contained flat measuring 1284 square feet of super built up area on the fourth floor Southern side rear portion being Flat No. 4B and 50% of the car parking spaces on the ground floor of the proposed ground plus four storied building to be constructed and/or erected on the aforesaid land of



the said premises in accordance with the building plan duly sanctioned by The Kolkata Municipal Corporation including proportionate share in the common facilities, utilities and amenities inclusive of roof of the building on pro-rata basis along with non-adjustable/non-refundable monetary consideration of Rs. 20,00,000/- (Rupees twenty lacs) only towards the full and final consideration against the said land more particularly set out in the Second Schedule hereunder written.

9. **DEVELOPER'S ALLOCATION** shall mean 50% of the the remaining constructed area of the flat area which includes four numbers of self contained flats out of which one self contained flat measuring 1297 square feet of super built up area on the second floor Northern side front portion being Flat No. 2A, another one self contained flat measuring 1297 square feet of super built up area on the fourth floor Northern side front portion being Flat No. 4A, another one self contained flat measuring 1284 square feet of super built up area on the first floor Southern side rear portion being Flat No. 1B, another one self contained flat measuring 1284 square feet of super built up area on the third floor Southern side rear portion being Flat No. 3B and 50% of the remaining car parking spaces and other areas on the ground floor save and except owner's allocation flat area and car parking space of the proposed ground plus four storied building to be erected and/or constructed at the said premises in accordance with the building plan duly sanctioned by The Kolkata Municipal Corporation after allocation to the Owner including proportionate share in the common facilities, utilities and amenities inclusive of roof of the building on pro-rata basis more particularly set out in the Third Schedule hereunder written.
10. **ARCHITECT/L.B.S** shall mean the qualified person or persons as appointed by the Developer for drawing, designing and planning of the building to be constructed on the said land.

11. **BUILDING PLAN** shall mean the proposed ground plus four storied building to be constructed thereon in accordance with the building plan being **Building Permit No. 2020120071** dated **07/08/2020** duly sanctioned by The Kolkata Municipal Corporation.
12. **TRANSFER** shall mean with its gramatical variations and shall include Transfer of possession and Transfer of Title or by any other means adopted for effecting what is understood as Transfer of space to the Transferees thereof.
13. **TRANSFEEEE** shall mean a person or persons, firm, Limited Company, Association of persons to whom any saleable space in the building has been transferred under law for residential purpose.
14. **FORCE MAJUERE** shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lock-out and/or any other acts or commission beyond the control of parties hereto affected thereby and also non-availability of essential materials like cement, steel, etc.
15. Words importing singular shall include plural and vice-versa.

#### ARTICLE - II : TITLE AND INDEMNITY

1. The Owner hereby declare that he has good and absolute right, title, interest and possession of the said premises to enter into this Agreement with the Developer.
2. The Owner hereby declare that the premises is free from all and any manner of dispendens, charges, liens, claims, encumbrances, attachments, trusts, acquisition, requisition or mortgage whatsoever and the Owner hereby agreed to indemnify and keep the Developer indemnified from and against any and all actions, charges, liens, claims, encumbrances and mortgages.

3. The Owner hereby also undertake that the Developer shall be entitled to construct the building on the said land as agreed by and between the parties hereto in accordance with the building plan or revised plan if any.

### ARTICLE-III : DEVELOPER'S RIGHTS

1. The Owner grants exclusive right to the Developer to develop the said land in such manner as the Developer deems fit and proper in accordance with the provision herein contained.
2. The Owner and Developer shall take all such permission, sanction and approval in compliance with the prevailing laws as are legally required for the purpose of developing the said land.
3. The Developer shall render the Owner all reasonable assistance necessary to apply for and/or to obtain all permissions, clearances and approvals in terms thereof and shall have the discretion to submit the applications, plans and other papers and documents and/or to do any other act deeds matters and things envisaged herein as Agent for and/or on behalf of or in the name and with the consent of the Owner and to directly collect and receive the same from the concerned authorities or bodies any refunds or other payments or deposits made by the Developer for which purpose the Owner shall grant the Developer and his nominees or successors, necessary power and authorities to sign make file amend withdraw and/or to follow up the same and/or to do all other acts, deeds, matters and things necessary to obtain requisite sanctions permissions, clearances and approvals as aforesaid.
4. The Developer shall exclusively be entitled to receive, realise and appropriate the sale proceeds and/or the construction costs with regard to the Developer's allocation of the building which the Developer become entitled to receive from the intending Purchaser or Purchasers

of flats, car parking spaces and other saleable space or spaces in the said proposed building.

#### ARTICLE - IV : CONSIDERATION

In consideration of the Owner having agreed to grant to the Developer the exclusive right to develop and/or construction of the said building in the manner hereinbefore mentioned, the Developer has agreed to allot 50% of the constructed flat area which includes four numbers of self contained flats out of which one self contained flat measuring 1297 square feet of super built up area on the first floor Northern side front portion being Flat No. 1A, another one self contained flat measuring 1297 square feet of super built up area on the third floor Northern side front portion being Flat No. 3A, another one self contained flat measuring 1284 square feet of super built up area on the second floor Southern side rear portion being Flat No. 2B, another one self contained flat measuring 1284 square feet of super built up area on the fourth floor Southern side rear portion being Flat No. 4B and 50% of the car parking spaces on the ground floor of the proposed ground plus four storied building to be constructed and/or erected on the aforesaid land of the said premises in accordance with the building plan duly sanctioned by The Kolkata Municipal Corporation along with non-adjustable/non-refundable monetary consideration of Rs.20,00,000/- (Rupees twenty lacs) only out of which a sum of Rs. 1,00,000/- (Rupees one lac) only has paid before signing of this agreement and the balance of the monetary consideration amounting to Rs. 19,00,000/- (Rupees nineteen lacs) only will be paid at the time of delivery of possession of the owner's allocation of the building towards the full and final consideration against the said land.

#### ARTICLE - V : BUILDING

1. The Developer shall at his own costs or by raising funds from the prospective buyers out of Developer's allocation or in the manner he

consider necessary for which it is hereby agreed between the parties hereto that the Developer shall be at liberty to invite applications from the prospective buyers for transfer out of the total built up area of the Developer's allocation excepting the Owner's portion in the building to be constructed on the land comprised in the said premises in accordance with the building plan approved by the Architect and to be sanctioned by The Kolkata Municipal Corporation or revised thereof with good materials as are necessary for such construction and specifications must not be below as mentioned in the Fourth Schedule hereunder written and also in good workmen like manner within a period of 24 (twenty four) months from the date of obtaining sanction building plan from K.M.C and such period may be extended mutually.

2. The Developer shall also install and provide in the said building at his own costs the pumps, water storage tanks, overhead reservoirs, semi-underground reservoirs, septic tanks, inside electrifications, lift, lift machine room and/or other facilities required to be provided in the building in terms of the sanctioned plan or under any applicable statutory bye-laws or regulations relating to the construction of the building on the said land and specifications as mentioned in the Fourth Schedule hereunder written.
3. The Owner shall be entitled to transfer or otherwise deal with only the Owner's allocation in the building.
4. The Developer shall be exclusively entitled to the Developer's allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the Owner and the Owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.

5. In so far as all necessary dealings by the Developer in respect of the building shall be in the name of the Owner for which purpose the Owner undertakes to give the Developer Power of Attorney in a form and manner reasonably required by the Developer. It is however understood that such dealings shall not in any manner fasten or create any financial liability upon the Owner.
6. The Developer shall be authorised in the name of the Owner in so far as it is necessary to apply for and obtain quotas, entitlements and other allocations or for cement, steel, bricks and other building materials allocable to the Owner for the construction of the building and to similarly apply for and obtain temporary connections of water, electricity, power and permanent drainage and sewerage connection to the newly built up building for which purpose the Owner shall execute in favour of the developer Power of Attorney and other authority as shall be required by the Developer, for which the Owner shall not be liable in any manner whatsoever.
7. The Developer shall at his own costs and expenses and without creating any financial or other liability on the Owner construct and complete the said new building and various units and/or apartments of the proposed building therein in accordance with the sanction building plan and any amendment thereto or modification thereof made or cause to be made by the Developer.
8. All costs, charges and expenses including Architects Fees shall be discharged and paid by the Developer and the Owner shall bear no responsibility in this context.
9. The developer shall allow the owner or his authorised agent to inspect the quality of material and progress of the building.

ARTICLE - VI : AUTHORITY

1. The Developer shall be entitled to transfer or otherwise deal with the flat/flats and or apartments and/or any other saleable space or spaces and car parking spaces of the building of the Developer's allocation including proportionate right to use the common areas and facilities to be transferred to the prospective transferees.
2. In so far as necessary all dealings by the Developer in respect of the said building in relation to these presents shall be in the name of the Owner for which the Owner hereby nominate, constitute and appoint the Developer to do, execute, perform and exercise all acts and things necessary for the implementation of this Agreement including the authorities to cause to be prepared to sign letters, correspondence and to apply to the authorities, to sign and execute all applications to the Government Department and/or authority to appoint Architects, Engineers and other persons to construct the building as per sanction of the authority to enter into and sign agreement for sale and to sign sale deeds, conveyances jointly with the Owner in favour of the prospective transferees to make affidavits and declaration to apply for allotment of Cement, Iron and Steel and other materials, to apply for electric connection, sewerage drainage to apply for and obtain refund of any amount receivable from the authorities in respect of the said premises, to make payment of all taxes, rates, impositions in respect of the said premises, to commence proceedings, to settle any suit or proceedings, to sign plaints, verification, written statements, petition to sworn affidavit to appear in any Court of Law, to give evidence and to arrange or substitute with all or any of the powers.
3. It is distinctly stipulated and agreed that the Developer shall have no authority to negotiate for and/or sale flat/flats or apartment, car parking

spaces and/or any other saleable space or spaces or any portion of the Owner's allocation in the said building which the Developer agreed to make delivery of possession to the Owner as consideration against the said land and handed over to the Developer for undertaking the construction work thereon as agreed.

**ARTICLE - VII : COMMON FACILITIES**

1. The Developer shall pay and bear all ground rent, Municipal Taxes, other dues and outgoings in respect of the said premises accruing due as and from the date on which the Developer will get the vacant possession thereof for undertaking the construction works.
2. After completion of the Owner's allocated portion of the said building completed in all respects and with all amenities whatsoever the Developer shall give notice in writing to the Owner requiring the Owner to take possession of the Owner's allocation in the said building agreed to be provided as consideration as per terms of this Agreement and the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all Municipal and Property taxes, rates, duties, maintenance charges, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said Rates") payable in respect of the Owner's allocation and the said rates are to be proportionate prorata with reference to the saleable space in the building.
3. The Owner and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned Authorities or to the other authorities or to the Developer or otherwise as specified by the Developer and shall keep the Developer or other authorities in this regard indemnified against all claims, actions, demands and costs, charges, expenses and proceedings whatsoever



directly or indirectly, instituted against or suffered or incurred by the Developer or such authorities or paid by either of them to it as the case may be consequent upon default by the Owner and the Developer in this behalf.

**ARTICLE - VIII : OWNER'S OBLIGATIONS**

1. That all the original documents of the property such as Deeds, B.L.& L.R.O.Mutation, K.M.C.Mutation, upto date K.M.C. Tax bill etc. will be retained by the Developer till completion of the project.
2. The Owner doth hereby agree and covenant with the Developer not to do any act, deed or things whereby the Developer may be prevented from selling, assigning and/or disposing of the flat/flats or apartment and/or any other saleable space or spaces of the Developer's allocation or any portion thereof in the said building of the said premises.
3. The Owner or any person or persons claiming through him shall not in any way cause any interference or obstruction whereby the Developer or any person or persons claiming through him shall in any manner be prevented obstructed from constructing and erecting the said building on the said land in the said premises.
4. The Owner doth hereby agree and covenant with the Developer not to let out, grant lease, mortgage and/or charge the said premises or any portion thereof without the previous consent in writing of the Developer.
5. That the owner shall pay all the arrear Municipal Taxes, rents and other outgoings in respect of the said property upto the date of agreement.
6. That the owner from the date of getting possession of the owner's allocation of the proposed building shall regularly pay Municipal Taxes

in respect of his allocation and shall also pay the maintenance charges proportionately in respect of the said building inclusive of lift, generator etc.

7. If the Owner committing breach of any of the terms and conditions herein contained or delayed in delivery of possession of the said premises as herein before stated the Developer shall be entitled to and the Owner will be liable to pay such lossess and damages as be settled between the parties.

#### ARTICLE - IX : DEVELOPER'S OBLIGATION

1. That the developer shall be entitled to hold and remain in possession of the premises and it shall always be deemed that the Developer is in possession of the entirety of the premises in part performance of this agreement, during the subsistance of this agreement.
2. The Developer hereby agrees and covenant with the Owner to complete the construction of the said building in terms of this Agreement under the supervision of the Developer and in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation or revised thereof and shall deliver the possession of the owner's allocation to the owner within 24 (twenty four) months from the date of obtaining sanction building plan unless prevented by any circumtances beyond the control or by force majuere. The developer will be at liberty to revise the Building Plan excepting the owner's allocation.
3. The Developer hereby agrees and covenants with the Owner not to violate, contravene any of the provisions or Rules applicable for construction of the said building.
4. The Developer hereby agrees and covenants with the Owner not to do any act, déed or thing whereby the Owner is prevented from enjoying, selling,

assigning and/or disposing of the owner's allocation or any portion thereof of the said building in the said premises.

5. That the Developer shall be liable to deliver possession of the Owner's allocation in the newly constructed building before delivery of possession to the other buyers of the flats and car parking spaces under Developer's allocation.
6. If the construction and completion of the building is delayed from any act on the part of the Developer then and in that event the Developer shall be liable to pay such loss or damages to the Owners at the rate of Rs.10,000/- (Rupees ten thousand ) only per month after expiry of the stipulated period of 24 (twenty four) months from the date of obtaining sanction building plan from The Kolkata Municipal Corporation or extended period thereof till delivery of possession of the Owner's allocation in the newly built up building.

#### ARTICLE - X : MISCELLANEOUS

1. It is understood that from time to time to facilitate the construction of the building by the Developer various acts, deeds, matters and things not specified herein may be required. The authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein. The Owner hereby undertake to do all such acts, deeds, matters and things and the Owner shall give any such additional Power of Attorney and/or authorisation as may be required by the developer for the purpose and the Owner is also undertaking to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe the rights of the Owner and/or go against the spirit of these presents.

2. Any notice required to be given by the Developer shall without prejudice to any other mode of service be deemed to have been served on the Owner or if delivered by hand (acknowledgement is required) or sent by prepaid Registered Post to the Owner and shall likewise be deemed to have served on the Developer if delivered by hand or sent by prepaid Registered Post to the Registered Office of the Developer.
3. The Developer and the Owner shall mutually frame Scheme for the management and administration of the said building or buildings and/or common parts thereof. The Owner hereby agree to abide by all the Regulations to be framed by Owner's Association who will be in charge of such management of the affairs of the building or buildings and/or common parts thereof and the parties hereto hereby give consent to abide by such Rules and Regulations.
4. The name of the building will be selected jointly by the owner and the developer.
5. That the owner shall at the request of the Developer execute and register appropriate transfer deeds/conveyances together with the proportionate undivided share of land and also the common areas of the said premises in favour of the Developer or his Nominee and/or the Transferee or Transferees. The stamp Duty including the registration charges and all other legal expenses payable for the transfer shall be borne by the transferee or transferees.
6. Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing agreement/final document for transfer of property as per provisions laid down in the said documents as a developer without getting any ownership of any part of the property under schedule. This Development Agreement and the

related Development Power of attorney shall never be treated as the agreement /final document for transfer of property between the owner and the developer in any way. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

7. That from the date of getting possession of the owner's allocation of the building the owner shall be liable to pay maintenance charges proportionately as per floor area to be occupied by the respective owners of the building.
8. That in future if the parties herein mutually agreed to change their respective allocation or alter any terms and conditions hereinbefore contained the same will be done by executing a supplementary agreement between themselves.

#### ARTICLE - XI : JURISDICTION

The Learned Court/Courts having territorial jurisdiction of Alipore Judges Court and Kolkata High Court over the said property shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

#### THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of gross homestead land measuring 5 (five) Cottahs 14 (fourteen) Chittaks 11 (eleven) square feet inclusive of road area thus net land 05 (five) Cottahs 04 (four) Chittaks 30 (thirty) square feet be the same a little more or less lying and situated at Mouza- Garfa, J. L. No. 19, R. S. No. 2, Pargana- Khaspur, District Collectorate Touzi Nos. 12, 13 and 10, appertaining to C. S. Khatian Nos, 7 and 243, corresponding to R. S. Khatian Nos. 7 & 888, comprising part of C. S. Dag Nos. 1416 and 1417, corresponding to part of R. S. Dag Nos. 1716 and 1717, P. S. formerly Kasba at present Garfa, now within the local limits of The Kolkata Municipal

Corporation under Ward No. 106, being known as Municipal Premises No. 70/1, Purbachal Road, Kolkata- 700 078, in the District of South 24-Parganas together with all right of easement of 28' feet wide road on the Northern side belonging and appurtenant thereto which is butted and bounded in the manner following :-

- On the North : By 28' feet wide road ; /
- On the South : By Premises No. 74/12, Purbachal Road (North) ;
- On the East : By Premises No. 70/2, Purbachal Road ;
- On the West : By Premises No. 338, Purbachal Road (North) and Kaunish Co-operative.

**THE SECOND SCHEDULE ABOVE REFERRED TO :**

**(OWNER'S ALLOCATION)**

The Owner shall be allotted 50% of the constructed flat area which includes four numbers of self contained flats out of which one self contained flat measuring 1297 square feet of super built up area on the first floor Northern side front portion being Flat No. 1A, another one self contained flat measuring 1297 square feet of super built up area on the third floor Northern side front portion being Flat No. 3A, another one self contained flat measuring 1284 square feet of super built up area on the second floor Southern side rear portion being Flat No. 2B, another one self contained flat measuring 1284 square feet of super built up area on the fourth floor Southern side rear portion being Flat No. 4B and 50% of the car parking spaces on the ground floor of the proposed ground plus four storied building to be erected and/or constructed thereon in accordance with the building plan duly sanctioned by The Kolkata Municipal Corporation together with proportionate right of all facilities, utilities and benefits inclusive of the roof of the said building on pro-rata basis which is to be used in common between all the co-owners, particularly fit for human habitation and shall be made in accordance with the specifications as mentioned and detailed in the Fourth Schedule hereunder written.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

The Developer will get the remaining 50% of the constructed flat area which includes four numbers of self contained flats out of which one self contained flat measuring 1297 square feet of super built up area on the second floor Northern side front portion being Flat No. 2A, another one self contained flat measuring 1297 square feet of super built up area on the fourth floor Northern side front portion being Flat No. 4A, another one self contained flat measuring 1284 square feet of super built up area on the first floor Southern side rear portion being Flat No. 1B, another one self contained flat measuring 1284 square feet of super built up area on the third floor Southern side rear portion being Flat No. 3B and 50% of the remaining car parking spaces and other areas on the ground floor save and except owner's allocation flat area and car parking space of the proposed ground plus four storied building to be erected and/or constructed thereon in accordance with the building plan duly sanctioned by The Kolkata Municipal Corporation together with proportionate right of all facilities, utilities and benefits of the said building inclusive of the roof on pro-rata basis which is to be used in common between all the co-owners, particularly fit for human habitation and shall be made in accordance with the specifications as mentioned and detailed in the Fourth Schedule hereunder written.

**THE FOURTH SCHEDULE ABOVE REFERRED TO :**

(Specification)

Type of structure	:	R.C.C. foundation and footing in the concrete Proportionate of 3:2:1 cement ratio.
Super Structure	:	R.C.C. frame work, column, beams, slabs, lintels, chajjas in the concrete proportionate of 3:2:1 ratio with 200 mm thick brick wall on exterior wall in 1 : 5 proportion and 75 mm thick interior wall in 1 : 4 ratio.

Surface finish:	:	Exterior-good quality weather coat paint will be used.
Cement Putty	:	Interior plaster of paris. Stak wall finish-paris paint. Doors will be painted with synthetic enamel.
Flooring	:	Marble.
Stair	:	Do
Door	:	Flush door frame in Sal Wood (ISI Standard) with experience door stopper, Main door will be provided with standard lock and with eye hole.
Window	:	Aluminium sliding window fitted with frosted glass with ironbox grill excepting balcony and hall window.
Kitchen &	:	6'x20" black granite cooking platform and steel sink Dining with 3' feet bi-colour glaze tiles dado with two Taps.
Toilet	:	Concealed water line (Toilet only) <ul style="list-style-type: none"> <li>i. Two tap with mixer.</li> <li>ii. One shower with mixer.</li> <li>iii. White commode (1pc)/ with one tap &amp; matching PVC Cistern.</li> <li>iv. White commode in another toilet with PVC cistern.</li> <li>v. Matching white porcelain hand wash basin with piller cork (cold).</li> </ul>



- vi. 6' feet in height colour glazed tiles dado with marble flooring.
- W.C. :
- i. White commode with PVC Cistern,
  - ii. Two Nos. of Tap.
- Plumbing/Drainage :
- i. Necessary drain sewer line inspection pits and accessories duly connected to the septic tank.
  - ii. Water pump (submersible) with motor of requisite capacity.
  - iii. PVC main water pipe.
- Electric :
- i. Concealed wiring with good quality copper cable (finolex) built in channel switch board with piano switch & socket. (Havels).
  - ii. Two light points, one fan and one power point in each bed room . (one Ac Point in one bed room)
  - iii. Two light point, two fan points and one power point T.V and Cable Point, telephone point in dinning/ drawing room.
  - iv. One light and one power point in bathroom & Kitchen, (exhaust ) aquagurd connected,
  - v. Fridge , washing machine, mixer, gyeser & exhaust point and calling bell point.
  - vi. M.C.B main Switch.
  - vii. Ac connection in each flat one bed room.

iii NOTE	:	Every Meter point will be of 5 amps capacity except fridge & water heater AC & Microwave.
Electric Meter	:	Procurement of Electric meter for individual flat from CESC shall be on account of respective flat owner.
Roof	:	I. P. S. Flooring.
Water Supply :		Water will be provided through K.M.C. water supply and by storing the same in semi-under ground water reservoir. One overhead water tank will be provided on the ultimate roof and the electric pump will fetch the water from the underground reservoir to the overhead tank.
Common Passges	:	Common passage will be L.P.S. Flooring net cement.
Lift	:	ISI Standard Lift will be provided in the building.
Front Gate	:	Proper boundary wall with front gate will be of Iron.
N.B.	:	Loft & Balcony Grill will be charged extra fittings and better quality fittings, extra electrical points, fittings, extra civil work will be provided at extra cost payable in advance.

**THE FIFTH SCHEDULE ABOVE REFERRED TO:  
(COMMON AREAS)**

1. Undivided proportionate share in land along with plinth area of purchaser's flat.
2. Ingress and Egress from main road to the building upto top floor roof.
3. Stair case and stair case landings on all floors & mummy room
4. Pump and electric meter and meter board on the ground floor.
5. All common plumbing and electrical installations .
6. Overhead tank, semi-under ground water reservoir and septic tanks.
7. Boundary walls and peripheral walls.
8. Drainage, sewerage and water connection & plumbing lines.
9. All common walls, beams and rafters and pillars.
10. Lift & Lift machine room.
11. Top roof of the building and its parapet walls shall be treated as common.
12. Care-taker's room and toilet on the ground floor.
13. Side space, Back space and front open space of the building.



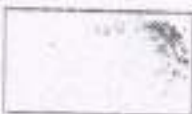
LEFT LITTLE FINGER



LEFT LITTLE FINGER



LEFT RING FINGER



LEFT RING FINGER



LEFT MIDDLE FINGER



LEFT MIDDLE FINGER



LEFT FORE FINGER



LEFT FORE FINGER



LEFT THUMB



LEFT THUMB



RIGHT LITTLE FINGER



RIGHT LITTLE FINGER



RIGHT RING FINGER



RIGHT RING FINGER



RIGHT MIDDLE FINGER



RIGHT MIDDLE FINGER



RIGHT FORE FINGER



RIGHT FORE FINGER



RIGHT THUMB



RIGHT THUMB

FINGER PRINTS ATTESTED BY ME

FINGER PRINTS ATTESTED BY ME

*Pratik kr. Poddar*

*Rajon Debnath*

SIGNATURE

SIGNATURE



District Sub-Registrar-III  
Aligarh, South 24 Parganas

09 OCT 2020

09 OCT 2020

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


SIGNED, SEALED AND DELIVERED  
BY THE WITHIN NAMED PARTIES  
AT KOLKATA IN THE PRESENCE OF :-

WITNESSES:-

1. Soutik Poddar  
4/6, Hattin Kagastha  
Para, Kol-78.

2. Gita Poddar  
4/6, Hattin Kagastha  
Para, Kol-78

Pratik kr. Poddar  
\_\_\_\_\_  
SIGNATURE OF THE OWNER

**R. D. CONSTRUCTION**  
 *Ratan Debnath*  
Proprietor  
\_\_\_\_\_  
SIGNATURE OF THE DEVELOPER



District Sub-Registrar-III  
Alipore, South 24 Parganas

09 OCT 2020

09 OCT 2020

MEMO OF CONSIDERATION

Received from the within named Developer the within mentioned sum of Rs. 1,00,000/- (Rupees one lac) only as and by way of part monetary consideration as per denomination below :-

By Cheque No. 079762 dated 20/09/2019 for  
drawn on Bank of India, Ruby Park Branch,  
Kolkata- 700 042.

Rs. 1,00,000/-

(Rupees one lac) only

Rs.1,00,000/-

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

WITNESSES:-

1. Souvik Poddar

2. Gita Poddar

Pratik kr. Poddar

SIGNATURE OF THE OWNER

DRAFTED BY :

Subrata Karmakar  
(SUBRATA KARMAKAR)  
ADVOCATE

JUDGES' COURT, ALIPORE,  
KOLKATA - 700 027  
ENROLL NO. WB/334/89

TYPED BY :

Sandeep Sen  
(SANDEEIP SEN)  
DHAKURIA, KOLKATA - 31



आदाकर विभाग

INCOME TAX DEPARTMENT

PRATIK KUMAR PODDAR

MANORANJAN PODDAR

22/09/1989

Permanent Account Number

BCKPP0336F

Pratik Kumar Poddar  
Signature



भारत सरकार

GOVT. OF INDIA



for Premises No. 70/1



District Sub-Registrar-III  
Alipore, South 24 Parganas

09 OCT 2020

09 Oct 2020

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RATAN DEBNATH

HARIPADA DEBNATH

15/02/1974  
Permanent Account Number

AKQPD5629N

Signature





District Sub-Registrar-III  
Alipur, South 24 Parganas

09 OCT 2020

09 OCT 2020

  
**ELECTION COMMISSION OF INDIA**  
 IDENTIFICATION CARD FOR REGISTERED VOTERS

ELECTOR'S NAME: MUNIM, Chandra  
 RESIDENCE: 12, 1st St.  
 FATHER'S NAME: Asadul Karim  
 PROVINCE: WEST BENGAL  
 SEX: M  
 AGE: 35  
 ADDRESS: 12, 1st St.  
 PIN CODE: 700001

**STATE OF WEST BENGAL**  
 IDENTIFICATION CARD FOR REGISTERED VOTERS

ELECTOR'S NAME: MUNIM, Chandra  
 RESIDENCE: 12, 1st St.  
 FATHER'S NAME: Asadul Karim  
 PROVINCE: WEST BENGAL  
 SEX: M  
 AGE: 35  
 ADDRESS: 12, 1st St.  
 PIN CODE: 700001



District Sub-Registrar-III  
District, South 24 Parganas

09 OCT 2020

09 OCT 2020

## Major Information of the Deed

Deed No :	I-1603-02583/2020	Date of Registration	09/12/2020
Query No / Year	1603-2001481326/2020	Office where deed is registered	
Query Date	12/11/2020 11:28:51 AM	1603-2001481326/2020	
Applicant Name, Address & Other Details	SUBRATA KARMAKAR 15L K P ROY LANE, Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700031, Mobile No. : 9331405190, 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 : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 2,40,34,418/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 1,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :



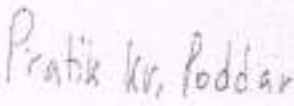
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Road, , Premises No: 70/1, , Ward No: 106 JI No: 19, Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 14 Chatak 11 Sq Ft	19,70,000/-	2,40,04,418/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road,
Grand Total :				9.719Dec	19,70,000 /-	240,04,418 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	



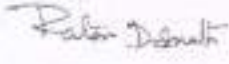
**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri PRATIK KUMAR PODDAR (Presentant )</b> Son of Shri MANORANJAN PODDAR Executed by: Self, Date of Execution: 09/12/2020 , Admitted by: Self, Date of Admission: 09/12/2020 ,Place : Office	 09/12/2020	 LTI 09/12/2020	 09/12/2020
4/5, HALTU KAYASTHA PARA, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BCxxxxxx6F, Aadhaar No: 30xxxxxxxx0740, Status :Individual, Executed by: Self, Date of Execution: 09/12/2020 , Admitted by: Self, Date of Admission: 09/12/2020 ,Place : Office				

**Developer Details :**



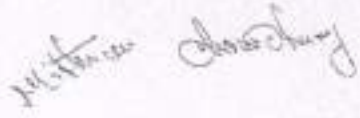
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>R.D.CONSTRUCTION</b> 160, KAYASTHA PARA MAIN ROAD, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 , PAN No.:: AKxxxxxx9N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri RATAN DEBNATH</b> Son of Late HARIPADA DEBNATH Date of Execution - 09/12/2020, , Admitted by: Self, Date of Admission: 09/12/2020, Place of Admission of Execution: Office	 Dec 9 2020 1:34PM	 LTI 09/12/2020	 09/12/2020
160, KAYASTHA PARA MAIN ROAD, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx9N, Aadhaar No: 95xxxxxxxx5282 Status : Representative, Representative of : R.D.CONSTRUCTION (as DEVELOPER)				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri MITHUN CHOWDHURY</b> Son of Shri A K CHOWDHURY MADARAT PURBA PARA, P.O.- MADARAT, P.S.- Barulpur, Barulpur, District-South 24-Parganas, West Bengal, India, PIN - 743610			
	09/12/2020	09/12/2020	09/12/2020
Identifier Of Shri PRATIK KUMAR PODDAR, Shri RATAN DEBNATH			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri PRATIK KUMAR PODDAR	R.D.CONSTRUCTION-9.71896 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri PRATIK KUMAR PODDAR	R.D.CONSTRUCTION-100.00000000 Sq Ft

**Endorsement For Deed Number : I - 160302583 / 2020**

On 09-12-2020

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

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

**Presentation(Under Section 52 & Rule 22A(3) 45(1),W.B. Registration Rules,1962)**

Presented for registration at 13:10 hrs on 09-12-2020, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri PRATIK KUMAR PODDAR ,Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,40,34,418/-

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

Execution is admitted on 09/12/2020 by Shri PRATIK KUMAR PODDAR, Son of Shri MANORANJAN PODDAR, 4/6, HALTU KAYASTHA PARA, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Identified by Shri MITHUN CHOWDHURY, . . Son of Shri A K CHOWDHURY, MADARAT PURBA PARA, P.O: MADARAT, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Service

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

Execution is admitted on 09-12-2020 by Shri RATAN DEBNATH, DEVELOPER, R.D.CONSTRUCTION (Sole Proprietorship), 160, KAYASTHA PARA MAIN ROAD, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Identified by Shri MITHUN CHOWDHURY, . . Son of Shri A K CHOWDHURY, MADARAT PURBA PARA, P.O: MADARAT, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,053/- ( B = Rs 1,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/11/2020 12:00AM with Govt. Ref. No: 192020210136503542 on 12-11-2020, Amount Rs: 1,021/-; Bank: State Bank of India ( SBIN0000001), Ref. No. 90056068 on 12-11-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

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

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no AD0310, Amount: Rs.100/-, Date of Purchase: 01/10/2020, Vendor name: Subhanker Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/11/2020 12:00AM with Govt. Ref. No: 192020210136503542 on 12-11-2020, Amount Rs: 39,921/-;

Bank: State Bank of India ( SBIN0000001), Ref. No. 90056068 on 12-11-2020, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2020, Page from 88532 to 88569

being No 160302583 for the year 2020.



Digitally signed by ASISH GOSWAMI  
Date: 2020.12.24 15:55:30 +05:30  
Reason: Digital Signing of Deed.

Asish Goswami) 2020/12/24 03:55:30 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

DATED : THIS THE 9<sup>th</sup> DAY OF DECEMBER, 2020

DEVELOPMENT AGREEMENT

B E T W E E N

SRI PRATIK KUMAR PODDAR

..... OWNER

A N D

SRI RATAN DEBNATH  
SOLE PROPRIETOR OF  
"R. D. CONSTRUCTION"

..... DEVELOPER

DRAFTED BY :  
SUBRATA KARMAKAR  
ADVOCATE  
JUDGES' COURT, ALIPORE,  
KOLKATA - 700 027