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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q. No. 2001652404/2020

AD 776895

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Adm. District Sub-Registrar
Sonarpur, South 24 Parganas
10 DEC 2020

[Signature]
10/12/2020

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 10th Day of December, TWO THOUSAND AND TWENTY (2020),

[Signature]

BETWEEN

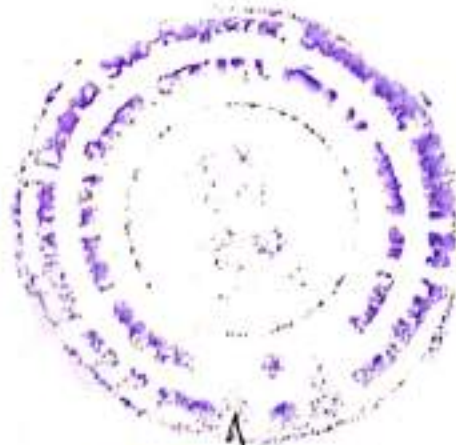
SIKANDAR MALLICK, having Income Tax PAN AIHPM2082P, Aadhaar No. 894492045987, Mobile : 9339797914 son of Abdul Kader Mallick, by Occupation- Service/Business, by Faith - Islam, by Nationality- Indian, residing at Narendrapur Complex, P O - Narendrapur, P.S. Sonarpur, Kolkata-700103, District South 24 Parganas, hereinafter called and referred to as the "LAND-OWNER" (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include each of his heirs, executors, administrators, legal representatives and assigns) of the ONE PART

Sikandar Mallick

06 OCT 2020

No. 596 Date
Name A. Ray, Adv.
Address Alipore Court, Kol-27.
Value 100

Govt. Stamp Vender
SABYASACHI DEB
Sonarpur A.D.S.R.O., Kol-150



Add. Dist. Sub Registrar
Sonarpur
South 24 Parganas
10 DEC 2020

Identified by me
Sabyasachi Ray
Advocate
Alipore Police Court.
Kolkata - 700027.

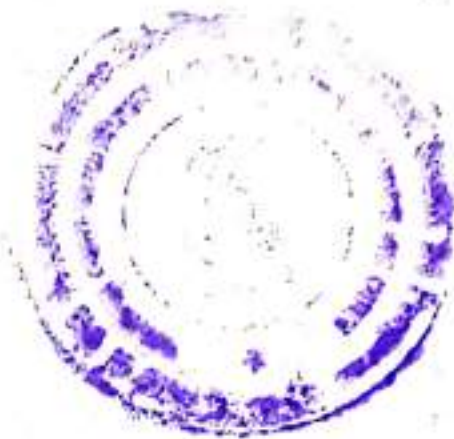
A N D

M/S S. T. CONSTRUCTION, having Income Tax PAN AEFFS0880M, a Partnership Firm, having its office at Ashirbad Apartment, A-39, Gosthatala New Scheme, P.O. Garia P.S. Bansdrani, Kolkata - 700 084, represented by its Partners namely (1) MR. SUVANKAR DAS, having Income Tax PAN AGUPD7157M, Aadhaar No. 940186074118, Mobile 9836825993 son of Sri Krishna Kanta Das, by occupation : Business, by faith Hindu, by Nationality - Indian and residing at : Borai Bhattachangee Para, P.O. - Borai, P.S. - Narendrapur formerly Sonarpur, Kolkata - 700 154, District : South 24 Parganas, and (2) MR. TANMOY MAJUMDER, having Income Tax PAN COUPM2101N, Aadhaar No. 357826156736, Mobile 9748302324 son of Sn Goutam Majumder, by faith Hindu, by occupation: Business, by Nationality - Indian and residing at Ashirbad Apartment, A-39, Gosthatala New Scheme, P.O. Garia, P.S. Bansdrani, Kolkata - 700 084, District : South 24 Parganas, hereinafter called and referred to as the DEVELOPER (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heir, successor-in-interest of the said Firm, administrators, legal representatives executors, attorneys and/or assigns) of the OTHER PART,

WHEREAS by virtue of a registered Deed of Sale vide No. 10076 for the year 1956, one Smt. Annapurna Sil wife of Late Rakhal Das Sil of 37/2, Chakrabena Lane, Kolkata - 700029, being the Administrator of the Estate of Late Rakhal Das Sil sold, transferred and conveyed in favour of Ramkrishna Mission, Belur Math of Bali, Howrah, All that piece and parcel of land measuring 5 Cottahs 5 Chittacks 18 Sq.ft. more or less out of land measuring 11 Decimals more or less within Mouza Ukhila Paikpara, J.L. No. 56, Touzi No. 109, Revenue Survey No. 147, Pargana Medanmalla, corresponding to Khatian No. 265 appertaining to Dag No. 2356, P.S. and A D S R. Sonarpur, District 24 Parganas now South 24 Parganas and the said Deed was executed at the office of the Sub-Registrar at Baruipur and entered in Book No. 1, Volume No. 115, Page from 63 to 67 being No. 10076 for the year 1956.

AND WHEREAS By virtue of the aforesaid Deed said Ramkrishna Mission, Belur Math of Bali, Howrah, being the absolute owner of the aforesaid property and while enjoying and occupying the same without any objection or interruption from any corner and free from all encumbrances, declared to sale the said property and the Land-Owner herein, Sikandar Mallick son of Abdul Kader Mallick of Ukhila Paikpara, P.S. Sonarpur, District South 24 Parganas, agreed to purchase the same and on 21.07.1999 by virtue of a registered Deed of Sale(Bengali Kobala) Swami Asaktananda, Secretary of Ramkrishna Mission Ashram at Narendrapur, P.S. Sonarpur, District South 24 Parganas, being the Constituted Attorney of Ramkrishna Mission, Belur Math of Bali, Howrah, being the Vendor, duly executed the Deed of Sale at the office of the A D S R. Sonarpur and the said Deed has been recorded in Book No. 1, Volume No. 82, Page from 283 to 288 being No. 5027 for the year 1999

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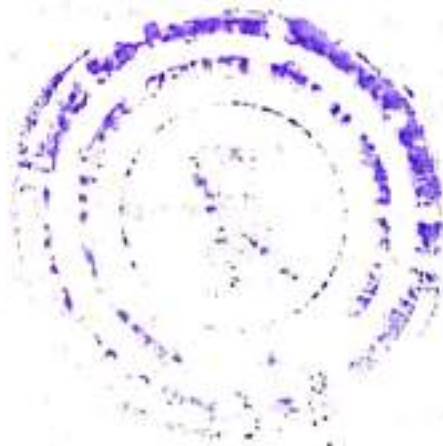
AND WHEREAS By virtue of the aforesaid Deed of Sale, said Sikandar Mallick son of Abdul Kader Mallick, became the sole and absolute owner of the aforesaid demarcated land measuring 5 Cotahs 5 Chittacks 18 Sq.ft. more or less within Mouza Ukhila Paikpara, J.L. No. 56, Touzi No. 109, Revenue Survey No. 147, Pargana Medanmalla, corresponding to Khatian No. 265 appertaining to Dag No. 2356, P.S. and A.D.S.R. Sonarpur, District South 24 Parganas, and he mutated his name with the records of the Rajpur-Sonarpur Municipality, Ward No. 26, Holding No. 375, Ukhila Paikpara, and his name has also entered in the Records of Right and the aforesaid property is under L.R. Khatian No. 2406 appertaining to L.R. Dag No. 2008 and 2350, P.S. Sonarpur, District South 24 Parganas.

AND WHEREAS the Land-Owner herein (Sikandar Mallick) decided to construct a multi-storied residential building on his aforesaid land but due to personal difficulties he has expressed his desire and the Land-Owner herein came into contact with M/S S. T. CONSTRUCTION, a Partnership Firm, having its office at Ashirbad Apartment, A-39, Gosthatala New Scheme, P.O. Gana, P.S. Bansdrani, Kolkata - 700 084, represented by its Partners namely (1) MR. SUVANKAR DAS, son of : Sri Krishna Kanta Das, by occupation : Business, by faith Hindu, Nationality - Indian and residing at : Boral Bhattacharjee Para, P.O. - Boral, P.S. - Narendrapur formerly Sonarpur, Kolkata : 700 154, District : South 24 Parganas, and (2) MR. TANMOY MAJUMDER, son of Sri Goutam Majumder, by faith Hindu, by occupation : Business, residing at Ashirbad Apartment A-39, Gosthatala New Scheme, P.O. Gana, P.S. Bansdrani, Kolkata - 700 084, District : South 24 Parganas, and on mutual consent the parties herein jointly agreed to enter into a Development agreement.

AND WHEREAS the Developer is mostly doing the job of construction as developer/Building Contactor with vast experience and upon mutual consent of the parties hereto, the Land-Owner and the Developer enter into this Development Agreement to raise a multi-storied residential building consisting of several Flats, Car Parking Spaces, shops and other saleable spaces at the said plot of land in accordance with the Sanctioned Building Plan.

AND WHEREAS the Land-Owner has agreed to grant and empower the exclusive right to M/S S. T. CONSTRUCTION, a Partnership Firm, having its office at Ashirbad Apartment, A-39, Gosthatala New Scheme, P.O. Gana, P.S. Bansdrani, Kolkata - 700 084, represented by its Partners namely (1) MR. SUVANKAR DAS, son of : Sri Krishna Kanta Das, by occupation : Business, by faith Hindu, Nationality - Indian and residing at : Boral Bhattacharjee Para, P.O. - Boral, P.S. - Narendrapur formerly Sonarpur, Kolkata : 700 154, District : South 24 Parganas, and (2) MR. TANMOY MAJUMDER, son of Sri Goutam Majumder, by faith Hindu, by occupation : Business, residing at Ashirbad Apartment A-39, Gosthatala New Scheme, P.O. Gana, P.S. Bansdrani, Kolkata - 700 084, District : South 24 Parganas, as the developer to construct a multi-storied residential building on the said premises as per the building plan to be sanctioned/approved

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by the Rajpur-Sonarpur Municipality or any other appropriate authority, upon the terms and conditions described hereinafter.

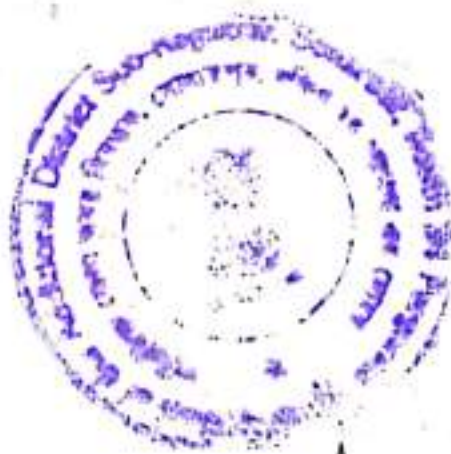
AND WHEREAS the Land-Owner has agreed to appoint (1) MR. SUVANKAR DAS, son of Sri Krishna Kanta Das, by occupation : Business, by faith Hindu, Nationality – Indian and residing at Boral Bhattacharjee Para, P.O. – Boral, P.S. – Narendrapur formerly Sonarpur, Kolkata – 700 154, District : South 24 Parganas, and (2) MR. TANMOY MAJUMDER, son of Sri Goutam Majumder, by faith Hindu, by occupation Business, residing at Ashirbad Apartment, A-39, Gosthatala New Scheme, P.O. Garia, P.S. Bansdrani, Kolkata – 700 084, District : South 24 Parganas, being the partners of M/S. S. T. CONSTRUCTION, as his Constituted Attorney for which the Land-Owner hereby declared to execute a Construction Power of Attorney after Registered Development Agreement, for the purpose of construction of the proposed multi-storied residential Building and to sell or transfer only Developer's allotted saleable portions in favour of the intending purchasers and/or the nominees of the Developer alongwith undivided proportionate share and interest on the said land.

AND WHEREAS the LAND-OWNER shall co-operate with the DEVELOPER in all possible manners in carrying such construction and the Developer has agreed to construct a multi-storied residential building over the said premises followed by Sanctioned building Plan duly sanctioned by the Rajpur-Sonarpur Municipality, within a period of 24 (twenty-four) months from the date of receiving Sanctioned Plan from the Rajpur-Sonarpur Municipality and immediately after completion of the said building the Developer shall handover and transfer the Land-Owner's allotted flats and Car Parking Space in the proposed building alongwith possession letter and building completion certificate issued by the R. S. Municipality and thereafter the Developer shall sell or transfer the Flats, Car parking spaces shops etc. in favour of the intending purchaser or purchasers from the Developer's allotted portion only.

AND WHEREAS at or before execution of this Development Agreement, the Land-Owner has assured the Developer as follows :-

- i. That said Sikandar Mallick is the only and sole and absolute owner of the said premises and there is no other person or persons have any right, title or claim over the said plot of land morefully mentioned in ARTICLE – M hereunder written.
- ii. The said plot of land is free from all encumbrances, charges, liens and attachments etc.
- iii. The Land-Owner has the marketable title in respect of the said premises.
- iv. The Land-Owner has absolute right and authority to enter into this Development Agreement.

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v That the said plot of land or any part thereof is not subject to any notice of acquisition or requisition or alignment or Land ceiling Act enforce within the territory of the State of West Bengal

vi That the aforesaid land or any part thereof is not subject to any Attachment under the Income Tax Act or under any provisions of Public Demand Recovery Act.

vii. That the Land-Owner neither entered into any other Development Agreement with any person or firm or company, on or before the date of this Development Agreement and/or at any point of time, nor created interest in favour of any third party in respect of the said plots of land /premises or portion thereof.

viii. Relying on the aforesaid representations and assurances and on being satisfied as to the marketable title made out by the Land-Owner, the Developer has agreed to undertake the work of development of the said premises and further agreed to make payments of various amounts hereinafter mentioned and also to incur all costs, charges and expenses for sanctioning of the plan and for development of the said premises.

Provided however, the Land-Owner doth hereby unequivocally agrees to indemnify or keep indemnified the Developer and all its rights under this Agreement including the Developer's allotted portion against any claim or demand if arise hereinafter or made by any person or persons or concern or concerns relating to or concerning the said plot of land/premises and/or any part thereof and thereby causing any impediment in complying with this Development Agreement.

AND WHEREAS in consideration of this instant agreement the Land-Owner shall be provided as follows :-

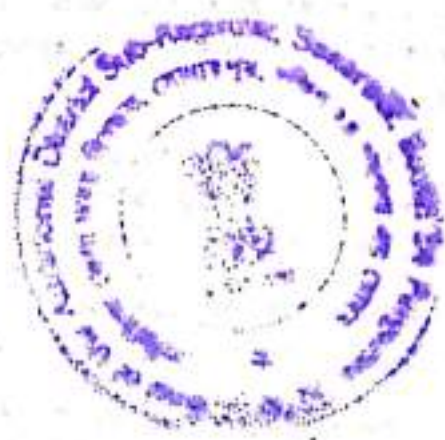
i) Land-Owner shall be provided 35% F. A. R. (Floor Area Ratio) of Flats and Car Parking Spaces as sanctioned by the Rajpur-Sonarpur Municipality.

ii) Land-Owner shall further be provided with refundable amount of ₹ 10,00,000/- (Rupees Ten Lakh only) at the time of execution of this Development Agreement. The Land-Owner shall returned this refundable amount without any interest, to the Developer within one month from the date of receiving Completion Certificate (C.C.).

AND WHEREAS in consideration of this instant agreement the Developer will be entitled for the remaining F.A.R. i.e. 65% F. A. R. (Floor-Area Ratio) of Flats and Car Parking Spaces as sanctioned by the Rajpur-Sonarpur Municipality.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the Parties to bind themselves, on the following terms and conditions till distribution and disposal of both the parties allotted portions.

Sukandar Mallik



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ARTICLE - A (GENERAL)

1. LAND-OWNER'S REPRESENTATION -

The Land-Owner hereof represents and undertake that he is the sole and absolute owner of the said property alongwith the easement and quasi-easement right appertaining thereto free from all encumbrances and hindrances whatsoever and regarding any defects in title he will remain liable in all respects and be bound to indemnify the Developer for any damage or loss sustained to them by this Development Agreement and also he will be liable to pay any outstanding rates, taxes, levies outgoing payable up to the date of this Development Agreement to any Public and Private authorities now in force in West Bengal for the land described in the Schedule under ARTICLE - M hereunder.

It is pertinent to mention here that if any demand raise by any person or persons or firm etc. for any act of said Land-Owner, then all such demand and/or dispute shall be paid/handle by the Land-Owner herein from his own pocket. In such case the Developer shall not be held responsible in any manner, whatsoever.

2. BUILDING : shall mean and include the multi-storied building or buildings that shall be erected on the said property as per sanctioned building Plan, utilizing the maximum FAR (Floor Area Ratio) including its amended and revised whatsoever duly approved by the Rajpur-Sonarpur Municipality. The Building Plan(s) are to be prepared and sanction obtained by the Developer at its own cost and initiative and the Land-Owner shall co-operate with the Developer in all respect as and when necessary.

3. COMMON FACILITIES shall mean and include corridors, stairs, ways, passages, drive-ways, common lavatory, water pump, roof of the building, boundary walls, meter room/spaces, lift-pit and shaft area and overhead lift room and other facilities.

4. THE LAND-OWNER'S ALLOTTED PORTION : In consideration of this Development Agreement the Land-Owner shall be provided as follows :-

i) Land-Owner shall be provided 35% F. A. R. (Floor Area Ratio) of Flats and Car Parking Spaces as sanctioned by the Rajpur-Sonarpur Municipality.

ii) Land-Owner shall further be provided with refundable amount of ₹ 10,00,000/- (Rupees Ten Lakh only) at the time of execution of this Development Agreement. The Land-Owner shall returned this refundable amount without any interest to the Developer within one month from the date of receiving Completion Certificate (C.C.)

5. COVERED AREA OF THE FLAT means area of the Flat considering the outside dimension of the Flat.

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6. **BUILT-UP AREA OF THE FLAT:** Covered area of the Flat plus proportionate area of staircase, stair head room, & lobby if any.

7. **DEVELOPER'S ALLOTTED PORTION:** Save and except, the Land-Owner's allotted portion, all the constructed portions of the proposed new building shall go under the right and control of the Developer together with proportionate undivided share of land beneath the building and the premises and the common facilities will be under Developer's allotted portion.

On or after obtaining sanctioned Plan from the competent authority if the measured area of any flat of any of the party's allocation increases or decreases to the either party due to size of the Flats/units that shall also be adjusted by making payment as per prevailing market rate per sq.ft. as the case may be. The Developer shall sign as Developer/Confirming Party for the transfer of the Landowner's allocation.

8. **COMMON PARTS/PORIONS** shall mean the area of lobbies, passage, roof, stair case, landing and other portions of the building intended or required for egress and ingress to any portion/flat/flats for the use of the co-owners of the flats i.e. water pump rooms, open terrace on the top floor etc. and equipments and accessories provided for and/or reserved in the said building like motor pump, electric installations, plumbing, drainage and other installation, fittings, fixtures and machinery for common use and enjoyment more fully and particularly described and mentioned in SCHEDULE - C herein below.

9. **COMMON EXPENSES** shall mean and include the proportionate share of costs, expenses and charges for working maintenance, upkeepment, repairs and replacement of the common parts including proportionate share of Municipal taxes, property taxes and other taxes and levies, electricity charges for common areas etc. relating to or connected with the said building and the land thereto.

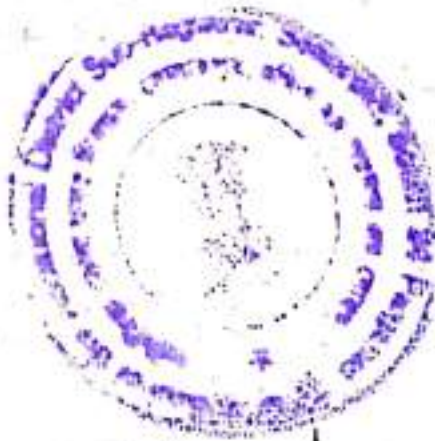
10. **SAID SHARE** shall mean an undivided variable proportionate share in the land comprised in the said premises attributable to the saleable area.

11. **CO-PURCHASER OR CO-OWNER** shall mean the person or persons with whom the Land Owner and Developer agree to transfer by way of conveyance or otherwise undivided interests in the land.

12. **COMMON EASEMENTS** shall mean the easements, quasi-easements, rights, privileges and appurtenances appertaining to the proposed flat and Car Parking Spaces, for reasonable enjoyment and occupation of the same and shall also include the reciprocal easements, quasi-easements, obligations and dues or like nature of the other Flats/saleable areas in the said building.

13. **CAR PARKING SPACE** shall mean Covered and/or open Car parking space, reserved for only Parking of light medium vehicle or two-wheeler or three wheeler vehicle in the portion of the Ground Floor of the premises.

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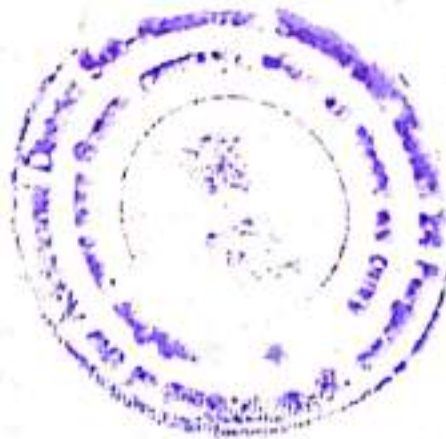
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14. *SUPER BUILT – UP AREA shall mean the built up area measuring at the Flat saleable plus undivided indivisible proportionate share of vacant land including path, passage for ingress and egress, underground reservoir, septic tank, common toilet on the ground floor, care-taker room and all other common areas/portions comprised in the said building.*
15. *ARCHITECT shall mean- the Architect as may be appointed by the Developer as Architect of the building.*
16. *DEEMED POSSESSION – shall mean and include expiration of the period of notice by the Developer to the Land-Owner/intending Purchaser calling upon to take actual physical possession of the flat/saleable areas notwithstanding such possession being taken by the Land-Owners/intending Purchaser.*
17. *FORCE MAJEURE – shall mean and include war, civil commotion, riots, flood, restriction by State, non-availability of materials, legal interference or any other cause or reason beyond the scope, authority and/or control by the Developer and/or Land-Owner.*
18. *MAINTENANCE CHARGES shall mean the service/maintenance charges for the common parts and facilities as may be incurred by the Developer and/or the service company/Holding organization for providing services making such provisions or recurring expenses in respect of future provisions of the services as the Service Company/Society may in its absolute discretion consider fit and proper. The proportionate amount agreed to be paid, on account of the service and maintenance charges shall be determined by the Developer till formation of Society or Association in its absolute discretion.*
19. *ADVOCATE shall mean Mr Sabyasachi Roy, Advocate appointed by the Developer herein.*
20. *Words importing MASCULINE GENDER shall include the FEMININE GENDER and NEUTER GENDER; similarly words importing FEMININE GENDER shall include MASCULINE GENDER and NEUTER GENDER; likewise NEUTER GENDER shall include MASCULINE GENDER and FEMININE GENDER.*
21. *SINGULAR – shall include Plural and vice-versa.*

ARTICLE – B (DEVELOPER'S RIGHT)

1. *The Land-Owner hereby grant subject to what has been hereunder provided exclusive right to the Developer to build proposed new building upon the said property in accordance with the Plan to be sanctioned by the Rajpur-Sonarpur Municipality with approved amendment, modification and revision thereon and shall construct the building on the said property under ARTICLE – M.*

Sikandar Mallick



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2. All applications, modification/alteration of Plans and other papers and documents as may be required, shall be done by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities and shall be prepared and submitted by the Developer and he will pay all charges and bear all fees including soil test, Architects fees required to be paid or deposited for obtaining sanction of the building Plan and also all other costs for construction of the said building up to completion.

3. The Developer will demolish the existing structure at his own cost and commercially exploit the same by selling the building materials achieved from demolished building and all the receivable shall go under the Developers fund and the Land-Owner shall not object, interfere in this regard. The Land-Owner will hand-over the possession of the below schedule land/ premises to the Developer within 15 days after obtaining the Sanction Plan.

ARTICLE - C (CONSIDERATION)

1. In consideration hereof the Land-Owner having agreed to permit the developer to make optimum utilization of the said property by erecting new building and in exchange of the contribution of the land of the Land-Owners, without any contribution of any cash or kinds for the cost of said construction of the new building the Land-Owner shall get the aforesaid Land-Owner's allotted portion in the newly constructed building with undivided variable proportionate share of land underneath the said Building to be built in the premises mentioned under Article - M but the ultimate roof right and common areas/facilities will be common to all occupiers/Flat Owners.

2. On completion of the Building the Land-Owner will be entitled to get his respective share first and the Developer shall deliver to the Land-Owner peaceful possession of the said allotted portions as fully mentioned in ARTICLE - A (GENERAL) clause aforesaid.

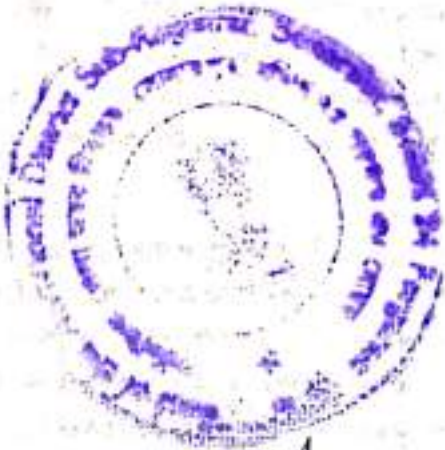
3. The Developer will deliver possession of the Land-Owners' allocation within 24 (Twenty-Four) months from the date of receiving sanctioned building plan from the Rajpur-Sonarpur Municipality but for any legal complicity or unavoidable circumstances if the Developer fail to comply and/or are prevented from complying his part of performance within the stipulated time, he will be allowed for further time of 6(Six) months, provided that the Developer is prevented by sufficient causes e.g. act of God or force-majeure or unavoidable circumstances. It is pertinent to mention here that within a period of 6(six) months the Developer shall submit the proposed building plan before the Rajpur-Sonarpur municipality

ARTICLE - D (POSSESSION)

1. The Land-Owner will deliver vacant possession of the said property to the Developer on the date of execution of this Development Agreement.

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2. The Developer shall be exclusively entitled to the Developer's allotted portion of the entire premises in the proposed new building save and except Land-Owner's Allocation, with exclusive right to transfer or otherwise deal with or dispose of the same without affecting the right and interest of the Land-Owner and the Land-Owner will not in any way interfere with or disturb to have and hold the quiet and peaceful possession and/or to transfer of the Developer's allocation to the intending Purchaser(s)/ Transferee(s).

3. The Land-Owner undertake to sign and execute in favour of the Developer a DEVELOPMENT POWER OF ATTORNEY to be registered from the registering authority after execution of the Development Agreement in the form and manner reasonably required by the Developer to do all inter-alia acts, deeds and things on the strength of the said Power of Attorney and by virtue of this Development Agreement. The Developer shall commercially exploit all the allotted portions of the Developer together with proportionate undivided share of land and transfer the same to any intending purchaser/purchasers. The Land-Owner will not be able to revoke the Power of Attorney during the tenure of this Development Agreement and/or until and unless conditions are fulfilled and the Developer dispose of his allocation commercially.

4. All Flats of Land-Owner's allocation as stated hereinabove will be provided as the sole and absolute properties of the said Land-Owner

ARTICLE – E (COMMON FACILITIES)

1. The Developer shall pay and bear the property taxes and other dues and outgoings in respect of the said Building, due as and from the date of handover vacant possession of the property by the Land-Owner to the Developer. If there are any dues of the property taxes or any Owners' taxes before execution of this presents regarding the said property that would be borne by the Land-Owner.

2. As soon as the new Building at the Schedule property under Article - M will be completed within the time herein mentioned the Developer shall give 15 (Fifteen) days written Notice to the Land-Owner (along with all documents like Possession Letter, C.C. issued by Rajpur-Sonarpur Municipality, sanctioned Plans, Water Connection & sewerage Connection etc.) for taking possession of the Land-Owner's allotted portions/Flats/Car Parking Space in the new Building and after receiving the said Notice the Land-Owner shall be bound to take the said possession of the Land-Owner's allocation. From the date of possession of his allocation as above the Land-Owner shall exclusively responsible for payment of maintenance charges, all property taxes rates, duties and other public outgoings and impositions, Goods and Service Tax as applicable as per Govt. Rules whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Land-Owner's Allocation.

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3. From the date of handover the possession of the Land-Owner's Allocation in the new building completed in all respect, the Land-Owner shall pay pro-rata Tax, lavies and proportionate outgoings to the Developer and also the service charges for the common facilities in the new Building till such period an Association of Flat Owners in the newly constructed building is formed.

4. Land-Owner shall not do any act, deed or thing whereby the Developer shall be prevented from construction till completion of the proposed Building. Any untoward happenings if caused in respect of Labour and damaging of the building, the Land-Owner will never be liable in any way for the same and the entire responsibility will be borne by the Developer.

ARTICLE - F
(COMMON RESTRICTIONS)

The Land-Owner's Allocation of the new Building shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new building intended for common benefit of all occupiers of the new building as per W.B. Apartment Ownership Act, 1972 which shall include as follows :-

1. Neither the Land-Owner nor the Developer or his nominees will be permitted to use of their respective constructed portions or allocation in the New Building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof any other purposes which may cause any nuisance, health hazard to the Apartment Owner(s)/ occupiers of the New Building and prohibited as per law in force in India particularly of the West Bengal.

2. Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government and other authorities as applicable.

3. The respective Land-Owner shall keep his/her their respective allocation in the New Building in good habitable condition and repairs.

4. The Developer shall construct the Building with standard materials and in a good workmanship manner and also according to specification of constructions mentioned bellow duly certified and approved by the Architect.

ARTICLE - G-I
(LAND-OWNER'S OBLIGATION)

1. The Land-Owner hereby agreed and covenant with the Developer not to cause any interference or obstruct in the construction of the Building at the said property

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2. The Land-Owner hereby agree, covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any part or entire portion of the Developer's Allocation in the new Building out of the said Property.

3. The Land-Owner hereby agree, covenant with the Developer not to let out, grant lease, mortgage and/or charge the allotted portion of the Developer in the construction period but shall have all the rights to sell, gift, let-out, grant lease, mortgage and/or charges his allotted portion to any person/persons, company/ companies save and except the Developer's Allocation. The Developer also shall not have any right to let, grant lease, mortgage and/or charge the allotted area of the Land-Owner but exclusive right and authority to dispose of Developer's Allocation.

ARTICLE – G-II

(DEVELOPER'S OBLIGATION)

a) The Developer shall complete the construction of the new multi-storied Building at the property under ARTICLE – M, within the time as mentioned above after obtaining the Sanction Plan to be sanctioned by the Rajpur-Sonarpur Municipality. The time of completion of the Building shall be strictly observed and strictly shall be "ESSENCE OF CONTRACT" subject to force-majeure and unavoidable circumstances.

b) Not to violate or contravene any of the provisions or rules applicable for construction of the Building.

ARTICLE – H (LAND-OWNER'S INDEMNITY)

The Land-Owner hereby undertake that the Developer shall be entitled to the said construction and shall enjoy their allotted space without any interference and/or disturbance provided the Developer perform and fulfil all the terms and conditions herein contained and/or his part to be observed and performed and they have not earlier executed any such deed by reason whereof the Developer suffer at any stage and shall not execute any further deed/agreement after the execution of this presents.

ARTICLE – I (DEVELOPER'S INDEMNITY)

1. The Developer hereby undertake to keep the Land-owner indemnified against all third party's claims and notices arising out of any sort of act of commission or omission of the Developer or in relation to this Development Agreement and shall construct the Building strictly in terms of the Plan to be sanctioned by the Rajpur-Sonarpur Municipality

2. The Developer hereby undertake to keep the Land-Owner indemnified against all actions, suits, costs, proceedings and claims that may arise with regard to the Development of the

Sikandar Mallik



Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

10 DEC 2020

said Premises and/or in the matter of construction of the said Building and/or any defect therein or any other action of the Developer in respect of the aforesaid construction

ARTICLE - J (MISCELLANEOUS)

1. The Land-Owner and the Developer have entered into this Development Agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the Developer and the Land-Owner. The Developer shall have every right to get benefit under the Specific Performances of Contract Act and Specific Relief Act by the strength of this Development Agreement

2. Nothing in this presents shall be construed as a demise or assignment or conveyance of the land by the Land-Owner of the said property or any part thereof to the Developer or as creating any right, title and interest in respect thereof to the Developer other than an exclusive license to the Developer to "Commercially exploit" the same in the terms hereof, provided, however the Developer shall be entitled to borrow money from any Bank/banks without creating any financial liability on the Land-Owner in any way or the estate shall be encumbered and/or be liable for payment of any dues of such Bank/Banks and for that purpose the Developer shall keep the Land-Owner indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

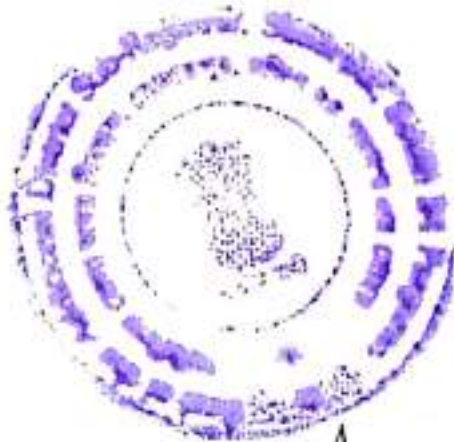
3. The Land-Owner hereby fully agree and consent that the developer shall have the right at his cost and expenses to advertise, fix hoarding or Sign board of any kind relating to the publicity for the benefit of commercial exploitation or give advertisement in the Daily News Paper to invite good customers for selling Flat(s)/ Unit(s) under his own allocation and cost of all such advertisement and hoarding shall be borne by the Developer.

4. The Land-Owner hereby fully agreed and hereby given consent that all original papers and Documents like Title Deed, B.L. & L.R.O. Mutation Certificate, Rajpur-Sonarpur Municipality Mutation Certificate, Tax receipts, L.R. Parcha etc. (except Development Agreement, Construction Power of Attorney and Sanctioned Building Plan) shall be produced by the Land-owner as and when required at any office or Court/Forum or Bank. It is pertinent to mention here that the Land-Owner shall hand-over the aforesaid original papers and documents to the Developer after getting the C. C. From the Rajpur-Sonarpur Municipality, only if the Land-Owner's allotted portion is transferred by the Land-Owner and the Developer/Confirming Party.

ARTICLE - K (FORCE-MAJEURE)

1. The parties hereto shall not be considered to be liable for any obligation(s) hereunder in case the performance of the relative obligations was prevented by any force-majeure and this contract shall remain suspended for the duration of such majeure, if any.

Sirandar Mallick



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vi) Toilet - 1 no. Light point, 1 no. Exhaust Fan point and 1 no. Power point for Geyser in one bathroom of each flat.

vii) Verandah - 1 no. Light point, and 1 no. 5 Amp Socket point,

C) Caretaker Room - A room measuring 70 Sq.ft. approx shall be provided and a toilet at the outside of the caretaker room shall be provided for common use of the unit holders of the Apartment alongwith the caretaker.

D) Extra Work : If required by the Land-Owner extra work if permissible will be executed by the Developer (no outside contractors) only after the amount corresponding to the extra work is paid by the Land-Owner or intending Purchasers in advance to the Developer. The charges for regularisation from the Rajpur-Sonarpur Municipality if required for such extra work shall be borne by such Land-Owner/Purchaser(s).

E) The Developer shall provide the Electrical meter for common service including stair case/ outer lighting at his cost but the amount of the cost shall be proportionately recovered from the intending Buyers.

F) Electricity Security Deposit for self meter and Service charge as per rules shall be paid by the Land-Owners/Purchaser(s).

G) If any extra point to be provided the Purchaser(s)/Land-Owner shall have to pay extra cost as will be mutually agreed upon.

IN WITNESSES WHEREOF the PARTIES hereto have executed and put their respective hands and seal on this the day, month and year first above written.

SIGNED, SEALED & DELIVERED by the PARTIES
at Kolkata in presence of

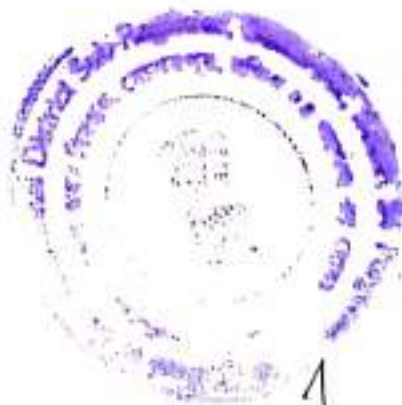
WITNESSES :-

1.

Sikandar Mallick
SIGNATURE OF THE LAND-OWNER

2.

M/S S. T. CONSTRUCTION
Arun Kumar Das, Tanuj Majumdar
Partner
SIGNATURES OF THE DEVELOPER



Add. Dist. Sub Registrar
Sonarpur
South 24 Parganas

10 DEC 2020

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13/11/20

2. "FORCE-MAJEURE" shall mean floods, earthquake, riot, storm, tempest, civil commotion, strikes, lock-out and/or any other act or commission beyond the control of the parties hereto

ARTICLE - L
(JOINT OBLIGATIONS)

1. The Developer shall construct the building on the said land as per Rajpur-Sonarpur Municipality Rules by utilizing the highest available F.A.R.

2. The Land-Owner will put his name and signature in all papers, Plans, documents and Deeds as and when necessary or those may come on the way of the Developer in respect of construction and/or conveyance of the building or part thereof save and except the Land-Owner's Allocation together with undivided variable proportionate share of land

3. The Jurisdiction of the Court will be at Baruiapur and Alipore.

4. In case of any dispute or differences between the parties hereof in respect of any of the points and/or terms and conditions herein contained the same shall be referred to the Arbitration wherein each party will appoint one Arbitrator each and in case of differences of the opinion between the Arbitrators the decision of the Umpire to be appointed by both the Arbitrators will be final, under the provisions of INDIAN ARBITRATION & RECONCILIATION ACT, 1996 AND/OR ITS STATUTORY MODIFICATION AND/OR ENACTMENT.

5. That each term of this Development Agreement is the consideration for the other and failure to comply with the terms and conditions of this Development Agreement by either of the parties shall be a cause of action as mentioned below.

6. This Development Agreement will not be treated as a Partnership between the Land-Owner and the Developer or an Agreement for Sale of the said property by the Land-owner to the Developer. The Developer is given right to develop the said property and distribution both parties allocation as aforesaid and in contribution of the Land of the Land-Owner herein without any contribution of any cash or kind, the Land-Owner shall get his allotted aforesaid constructed portion/ portions free of cost and balance constructed areas shall go under the Developer's Allocation.

7. Soon after getting the Sanction building Plan from the Rajpur-Sonarpur Municipality, the parties herein jointly shall enter into a "Supplementary Agreement" demarcating the specific portion of flats and Car-Parking Spaces of the Land-Owner and the Developer

8. All out of pocket expenses and incidental to this Agreement and transactions in pursuance thereof including the Deed/deeds of conveyance/ conveyances and other assurance in respect of Developer's allocation in connection with the proposed building including stamp duty and

Sikandar Mallik



Addl. Dist.-Sub Registrar
Sonarpur
Bouth 24 Parganas
10 DEC 2020

registration charges shall be borne and paid by the Developer and/or his nominees alone. The Developer may join there as confirming party, if necessary

9. The Developer shall indemnify and keep indemnified the Land-Owner against all losses, damages, cost, charges, expenses that will be incurred or suffered by the Land-Owner arising on account of any breach of any of these terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by any third party in respect of such construction or otherwise howsoever

10. The Land-Owner shall indemnify and keep indemnified the Developer against all losses, damages, cost, charges, expenses that will be incurred or suffered by the Developer on account of any breach of any of these terms herein

11. The Developer will solely liable if the proposed building be damaged or falls down during the tenure of the construction or later on during its expected life time and the Land-Owner will not be liable in whatsoever manner.

12. That the Land-Owner shall have no right of objection to the price to be claimed by the Developer from his intending Purchaser or Purchasers in respect of the said constructed areas other than the Land-Owner's Allocation.

13. Notwithstanding anything contrary herein contained the parties hereto specifically covenant with each other as follows :-

a) The proposed Building shall be completed within 24 (Twenty-Four) months from the date of receiving sanctioned building plan from the Rajpur-Sonarpur Municipality and/or upon delivery of the vacant possession by the Land-Owner from the premises to the Developer whichever is later. The Developer shall construct the proposed multi-storied building at his entire cost and liability, subject to extension of 6(Six) months and also subject to the Force-Majeure incidents as aforesaid.

b) The Land-Owner shall not be in any way responsible for Income Tax etc. for the Sale of proportionate share of land in respect of the Developer's Allocation.

c) There shall not be any assignment of this Development Agreement by the Developer herein to any third person in any manner without prior written consent by the Land-Owner herein, save and except usual course of business.

e) This document is computer generated, if be found any computer typing error, kindly ignore the mistake of Gender and any negligible errors.

Sukandar Mallick



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Sonarpur
South 24 Parganas
10 DEC 2020

ARTICLE - M
(DESCRIPTION OF THE PREMISES)

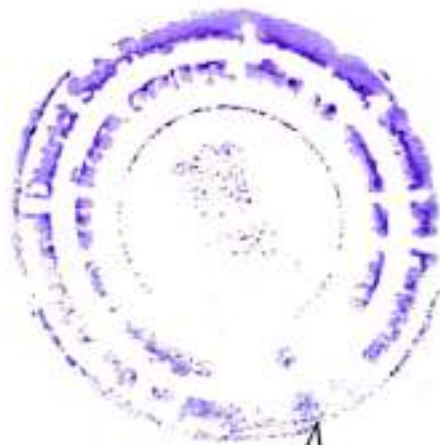
ALL THAT piece and parcel of Bastu land measuring 5 Cottahs 5 Chittacks 18 Sq. ft. more or less within Mouza Ukhila Paikpara, J.L. No. 56, Touzi No. 109, Revenue Survey No. 147, Pargana Medanmalla, corresponding to Khatian No. 265 appertaining to Dag No. 2356 (L.R. Khatian No. 2406, L.R. Dag No. 2008, 2350), P.S. and A.D.S.R. Sonarpur, District South 24 Parganas, within the local limits of the Rajpur-Sonarpur Municipality, Ward No. 26, Holding No. 375, Ukhila Paikpara, togetherwith right of easements, all common facilities and amenities annexed thereto, which is butted and bounded as follows :-

- ON THE NORTH : 16'-00" wide Ukhila Paikpara Road;
 ON THE SOUTH : Land within Dag No. 2357;
 ON THE EAST : Land within Dag No. 2360 and R. K. Mision;
 ON THE WEST : 8'-00" wide Common Passage then Dag No. 2355;

ARTICLE - N
(SPECIFICATION OF CONSTRUCTION)

- A. R.C.C. frame structure of column-beams and slabs as per sanction plan
- i) Brick wall - All exterior work shall be 200mm thick with Ash Blocks/ bricks of approved quality. All partitions with other flats shall be 125mm and other partitions shall be 75 mm thick.
- ii) Toilet & W.C. - Necessary sanitary and plumbing fitting and water connection in toilet:
- a) Cold and hot water line with fittings (at one toilet) of each flat;
 - b) Geyser point in one toilet of each flat;
 - c) Wash basin (white) one for each Flat;
 - d) One shower;
 - e) Two taps;
 - f) Commode and PVC Flush(W.C.)
 - g) all electrical and plumbing line shall be concealed.
- iii) Main entrance of the Building - M.S. Collapsible gate (of the Building);
- iv) Stair and landing will be of Marble/vitrified tiles flooring,
- v) Plaster - External and internal plaster shall be strong-based sand, cement plaster

Sikandar Malik



add. Dist. Sub Registrar
Shikhar
South 24 Parganas
10 DEC 2020

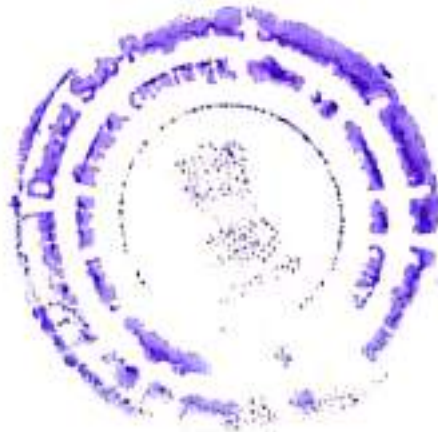
- vi) *Flooring* – The flooring of entire Flat will be of 2'-00" by 2'-00", marble/floor tiles with 4" skirting on all sides;
- vii) *Toilet floor and wall* – toilet floor will be marble/vitrified tiles and toilet wall will be glazed tiles at the height of 7 ft. From floor. C.P. standard bath fitting and sanitary fitting of ISI mark or equivalent;
- viii) *Door, Frame and window* – All doors will be Flush doors with fittings and painted. All door-frames shall be of Sal wood. All windows shall be of Aluminium sliding shutter with 4mm clear sheet glass panes with M.S. grill; PVC doors and door frame shall be provided in Kitchen, toilet and W.C.
- ix) *Kitchen* – The kitchen will have a cooking platform of 12 sq.ft. with Green Marble Top, Sink (steel) with water connection. Two points with bib cocks will be provided in the kitchen. Glazed tiles will be in front of cooking base (6' - 0" x 2' - 5") with marble/tiles flooring including 4" skirting.
- x) *Interior Walls coats* – All interior walls of flat will be finished with putty;
- xi) *Overhead Tank* – The Builder/ Developer will arrange KMC supply of water from underground water tank through mono pump to overhead water tank only;
- xii) *External wall coats* – All the external walls will be painted with weather coat;
- xiii) *Door and Window* will be painted by synthetic enamel paints with a coat of primer, if necessary.

B DISTRIBUTION OF ELECTRICAL POINTS THEREFOR

Concealed wiring with proper gauge of electrical wire in PVC conduit pipe to be done in flat including PIANO type switch, switch board, Board Cover as suitable in the following manner.

- i) *Bed Room* – 2 nos. Light point, 1 no. Fan point, 1 no. Socket point will be provided in each bed room and 1 no. Power point for Air Conditioner Machine in one bedroom of each flat.
- ii) *Living Room* - 2 nos. Light point, 1 no. Fan point, 1 no. 5Amp. Socket point, 1 no. 15 Amp. Power point, will be provided for living room
- iii) *Kitchen* - 1 no. Light point, 1 no. Exhaust Fan point, 1 no. 5Amp. Socket point, 1 no. 15 Amp. Power point.
- iv) *W.C.* - 1 no. Light point, 1 no. Exhaust Fan point.

Sikandar Mallick



Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas
8 DEC 2020

The Land-Owner herein received the sum of ₹ 10,00,000/- (Rupees Ten Lakh only) towards refundable amount as mentioned in Para - 4 of Article - A, under the heading "Land-Owner's Allotted portion", hereinabove as Security Deposit according to memo of receipt stated herein below:

Date	Cheque No. UTR. NO.	Bank with Branch	Amount
29.10.20	ENRBR52020102951115705	Canara Bank, Garia.	Rs. 5,00,000/-
8.12.20	ENRBR52020120853880A27		Rs. 5,00,000/-

WITNESSES :-

1. *Sabyasachi Roy*
Garia, Kol-85

Sikandan Mallik
SIGNATURE OF THE LAND-OWNER

2. *Suman Ray*
Garia, Kol-85

DRAFTED & PREPARED BY ME

Sabyasachi Roy
(SABYASACHI ROY), Advocate
Alipore Criminal Court, Kolkata - 700 027.
Enrolment No. WB/167/1999

Computer Print by











Suman Ray
(Suman Ray)
Garia, Kolkata 700 084.



Addl. Dist. Sub Registrar
Sonarpur
South 24 Pargana

10 DEC 2020











Sikandar Mallick

		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND						
						

NAME: SIKANDAR MALLICK,

SIGNATURE: Sikandar Mallick











Suvankar Das

		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND						
						

NAME: MR. SUVANKAR DAS,

SIGNATURE: Suvankar Das.

Tanmoy Majumder

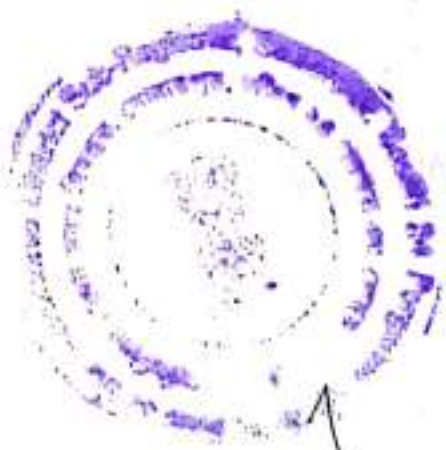
		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND						
						

NAME: MR. TANMOY MAJUMDER,

SIGNATURE: Tanmoy Majumder.



GRN:
CON Date:



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganae

10 DEC 2020



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

GRN: 192020210161944841

Payment Mode Online Payment

GRN Date: 10/12/2020 02:42:50

Bank : State Bank of India

BRN : IK0AVRSJY9

BRN Date: 10/12/2020 02:44:40

DEPOSITOR'S DETAILS

Id No. : 2001652404/2/2020
(Query No./Query Year)

Name : Sabyasachi Roy

Contact No. :

Mobile No. : +91 9674073247

E-mail : sabyasachiroy37@gmail.com

Address : Rabindra Nagar Laskarpur Kol 153

Applicant Name : Mr Sabyasachi Roy

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001652404/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2001652404/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	10021

Total

19942

In Words : Rupees Nineteen Thousand Nine Hundred Forty Two only

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER
AIHPM2082P

नाम / NAME
SIKANDAR MALLICK

पिता का नाम / FATHER'S NAME
ABDUL KADER MALLICK

जन्म तिथि / DATE OF BIRTH
20-01-1963

हस्ताक्षर / SIGNATURE
Sikandar Mallik

शुद्धी अधिकारी, (संयुक्त-प्रशा.) कलकत्ता
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के खो / गिर जाने पर सूचना जारी करने
वाले अधिकारी को सूचित / वापस कर दें
संयुक्त आयकर अधिकारी (प्रशासित एवं तकनीकी),
७, चौदोगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/ found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Sikandar Mallik



M/S S. T. CONSTRUCTION
Sudhakar Khan
Partner

M/S S. T. CONSTRUCTION
Tamraj Majumdar
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUVANKAR DAS
KRISHNA KANTA DAS
28/08/1975

Permanent Account Number
AGUPD7157M




Signature

✓ *Suvankar Das*



भारत सरकार
 Unique Identification Authority of India
 Government of India

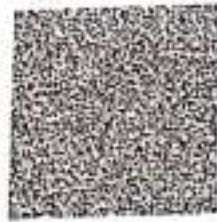
Enrolment No.: 0640/53104/00635

Download Date: 23/08/2019

To
 Suvankar Das
 S/O: Krishnakanta Das
 BHATTACHARYA PAIRA
 BORA
 Rajpur Sonarpurim
 Boral
 South 24 Parganas West Bengal - 700154
 9836625993

Generation Date: 23/08/2019

Signature valid



QR Code and Photo are valid

आपका आधार क्रमांक / Your Aadhaar No. :

9401 8607 4118

VID : 9110 5009 6463 8083

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Suvankar Das
 Date of Birth/DOB: 29/08/1979
 Male/ MALE

Suvankar Das

9401 8607 4118

VID : 9110 5009 6463 8083

मेरा आधार, मेरी पहचान

आयकर विभाग

INCOME TAX DEPARTMENT

TANMOY MAJUMDER

GOUTAM MAJUMDER

16/09/1992

Permanent Account Number

COUPM2101N

Tanmoy Majumder
Signature

Tanmoy Majumder



भारत सरकार

GOVT. OF INDIA



25092015

Tanay Majumdar.



ভারত সরকার

Licensing, Identification Authority of India
Government of India

আবর্তন নম্বর / Freshment No. 104020724-52488

স্বাক্ষর
Tanay Majumdar
TAN
SUBMISSION PARTY
Bonga
Clara South 24 Purbasara
West Bengal - 700028



ML728156087
77021027



আবর্তন নম্বর / Your Aadhar No. :
3578 2615 6736

আবর্তন - মাধবের শালগ্রাম অধিকার

কার্ড নম্বর
Government of India



Tanay Majumdar
১০৪০২০৭২৪-৫২৪৮৮
বঙ্গ
TAN
SUBMISSION PARTY
বঙ্গ
কল্যাণ কল্যাণ



মাধব - মাধবের শালগ্রাম অধিকার



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
Government of India

Enrollment No. : 2189/70379/70502

To
 Sikandar Mallick

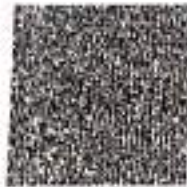
S/O: Abdul Kader Mallick
 144 N.S.ROAD
 NARENDRAPUR COMPLEX
 Rajpur Sonarpur(M)
 Narendrapur, Sonarpur, South 24 Parganas,
 West Bengal - 700103
 9339797914

117032014

73807205



KA738072054FH



आपका आधार क्रमांक / Your Aadhaar No. :

8944 9204 5987

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Sikandar Mallick
 DOB: 26/09/1963
 Male



8944 9204 5987

मेरा आधार, मेरी पहचान

Sikandar Mallick



सूचना

- ❑ आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- ❑ पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- ❑ Aadhaar is proof of identity, not of citizenship .
- ❑ To establish identity, authenticate online .

- ❑ आधार देश भर में मान्य है।
- ❑ आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- ❑ Aadhaar is valid throughout the country .
- ❑ Aadhaar will be helpful in availing Government and Non-Government services in future .



भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

Address: U/I, Abul Kader Mallick, 144
H.S. ROAD, NARENDRAPUR COMPLEX,
Rajar Bazar(M), Narendrapur, South 24
Pargana, West Bengal, 750103



8944 9204 5987



1947



help@uidai.gov.in

WWW

www.uidai.gov.in





Government of West Bengal

Office of the A.D.S.R. SONARPUR, District: South 24-Parganas

W.B. FORM NO. 1504

General No/Year	16082001652404/2020	Serial No/Year	1608004962/2020
Transaction id	0001747202	Date of Receipt	10/12/2020 3:01PM
Doc No/Year	I - 160804550 / 2020		
Proprietor Name	Mr SIKANDAR MALLICK		
Buyer Name	Mr SIKANDAR MALLICK		
Developer	S T CONSTRUCTION		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
100% Booth Value	Rs. 3/-	Market Value	Rs. 72,65,627/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	317/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Embossed	Vendor	Sabyasachi Deb	596	06/10/2020	100/-

Other Fees Paid (Break up as below)

	Amount in Rs.
Standard User Charge	317/-
Requisition Form Fee	50/-

*Total Amount Received by Cash Rs. 367/-

(Barun Kumar Bhunia)
ADDITIONAL DISTRICT
SUB-REGISTRAR

Major Information of the Deed

Deed No :	I-1608-04550/2020	Date of Registration	10/12/2020
Query No / Year	1608-2001652404/2020	Office where deed is registered	
Query Date	10/12/2020 2:25:38 AM	1608-2001652404/2020	
Applicant Name, Address & Other Details	Sabyasachi Roy Rabindra Nagar, Laskarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9674073247, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 72,65,627/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 10,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



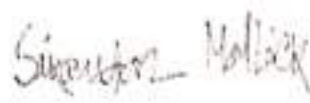
District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Naranpur Road, Mouza: Ukila Paikpara, Ward No: 26, Holding No:375 JI No: 56, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2008 (RS -)	LR-2406	Bastu	Bastu	2 Katha 10 Chatak 32 Sq Ft	1/-	36,03,751/-	Width of Approach Road: 16 Ft., Last Reference Deed No : 1608-I -05027-1999, Project : Not Specified
L2	LR-2350 (RS -)	LR-2406	Bastu	Bastu	2 Katha 10 Chatak 31 Sq Ft	1/-	36,01,876/-	Width of Approach Road: 16 Ft., Last Reference Deed No : 1608-I -05027-1999, Project : Not Specified
TOTAL :					8.8069Dec	2 /-	72,05,627 /-	
Grand Total :					8.8069Dec	2 /-	72,05,627 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	60,000 /-	




and Lord Details :



SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SIKANDAR MALLICK (Presentant) Son of Mr Abdul Kader Mallick Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office	 10/12/2020	 LTI 10/12/2020	 10/12/2020
Narendrapur Complex, P.O:- Narendrapur, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx2P, Aadhaar No: 89xxxxxxxx5987, Status :Individual, Executed by: Self, Date of Execution: 10/12/2020 , Admitted by: Self, Date of Admission: 10/12/2020 ,Place : Office				

Developer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	S T CONSTRUCTION Ashirbad Apartment, A-39, Gosthatala New Scheme, P.O:- GARIA, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India. PIN - 700084 , PAN No.:: AExxxxxx0M,Aadhaar No Not Provided by UIDAI, Status Organization. Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUVANKAR DAS Son of Mr KRISHNA KANTA DAS Date of Execution - 10/12/2020, , Admitted by: Self, Date of Admission: 10/12/2020, Place of Admission of Execution: Office	 Dec 10 2020 2:44PM	 LTI 10/12/2020	 10/12/2020
BORAL BHATTACHARJEEPARA, NOW P.S. NARENDRAPUR, P.O:- BORAL, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx7M, Aadhaar No: 94xxxxxxxx4118 Status : Representative, Representative of : S T CONSTRUCTION (as PARTNER)				

Name	Photo	Finger Print	Signature
Mr TANMOY MAJUMDER Son of Mr GOUTAM MAJUMDER Date of Execution - 10/12/2020, , Admitted by: Self, Date of Admission: 10/12/2020, Place of Admission of Execution: Office	 Dec 10 2020 2:58PM	 L7 10/12/2020	 10/12/2020
Ashirbad Apartment, A-39, Goshatala New Scheme,, P.O:- GARIA, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: COxxxxxx1N, Aadhaar No: 35xxxxxxxx6736 Status : Representative, Representative of : S T CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SBYASACHI ROY Son of Late L. M. ROY RABINDRA NAGAR, LASKARPUR, NOW P. S. NARENDRAPUR, P.O:- LASKARPUR, P.S - Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153	 10/12/2020	 10/12/2020	 10/12/2020
Identifier Of Mr SIKANDAR MALLICK, Mr SUVANKAR DAS, Mr TANMOY MAJUMDER			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SIKANDAR MALLICK	S T CONSTRUCTION-4.40458 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SIKANDAR MALLICK	S T CONSTRUCTION-4.40229 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SIKANDAR MALLICK	S T CONSTRUCTION-200.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Naranpur Road, Mouza: Ukila Paikpara, , Ward No: 28, Holding No:375 JI No: 56, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2008, LR Khatian No:- 2406		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 2350, LR Khatian No:- 2406	Owner:সিকান্দার মল্লিক, Gurdian:আব্দু কাদে, Address:নরেন্দ্র পুর , Classification:বাড়, Area:0.09000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 10-12-2020

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 . 43 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:21 hrs on 10-12-2020, at the Office of the A.D.S.R. SONARPUR by Mr SIKANDAR MALLICK ,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 72,65,627/-

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

Execution is admitted on 10/12/2020 by Mr SIKANDAR MALLICK, Son of Mr Abdul Kader Mallick, Narendrapur Complex, P.O: Narendrapur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by Profession Business

Identified by Mr SABYASACHI ROY, , Son of Late L. M. ROY, RABINDRA NAGAR, LASKARPUR, NOW P.S. NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-12-2020 by Mr SUVANKAR DAS, PARTNER, S T CONSTRUCTION (Partnership Firm), Ashirbad Apartment, A-39, Gosthatala New Scheme, P.O:- GARIA, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mr SABYASACHI ROY, , Son of Late L. M. ROY, RABINDRA NAGAR, LASKARPUR, NOW P.S. NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Advocate

Execution is admitted on 10-12-2020 by Mr TANMOY MAJUMDER, PARTNER, S T CONSTRUCTION (Partnership Firm), Ashirbad Apartment, A-39, Gosthatala New Scheme, P.O:- GARIA, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mr SABYASACHI ROY, , Son of Late L. M. ROY, RABINDRA NAGAR, LASKARPUR, NOW P.S. NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,021/- (B = Rs 10,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/12/2020 2:44AM with Govt. Ref. No: 192020210161944841 on 10-12-2020, Amount Rs: 10,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AVRSJY9 on 10-12-2020, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 598, Amount: Rs.100/-, Date of Purchase: 06/10/2020, Vendor name: Sabyasachi Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/12/2020 2:44AM with Govt. Ref. No: 192020210161944841 on 10-12-2020, Amount Rs: 9,921/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0AVRSJY9 on 10-12-2020, Head of Account 0030-02-103-003-02



Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2020, Page from 135182 to 135217

being No 160804550 for the year 2020.



Barun Kumar Bhunia

Digitally signed by BARUN KUMAR
BHUNIA
Date: 2020.12.15 13:22:49 +05:30
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2020/12/15 01:22:49 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)